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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 8, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., January 8, 1976.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT:	Mr. George Evankovich, Chairman Mrs. Joan Byrnes, Vice Chairman Rev. Hamilton T. Boswell, Commissioner Dr. Amancio Ergina, Commissioner Mrs. Cleo F. Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Mr. Stephen Walter, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Secretary-Executive Director John E. Sullivan, Counsel Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Mary A. Carr, PHTA
Ms. Jeanne Washburne, San Mateo County
Ms. Lillian Robinson, PHTA, Hunters Point A
Ms. Ethel McCarrell, Hunters View Chairperson
Ms. Sarah Williams, Alice Griffith Chairperson
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Frances E. Williams, Harbor Slope
Ms. Laura Aldridge, PHTA
Ms. Mofoaluma Tuiasosopo, PHTA, Sunnydale
Mr. Walter L. Knox, Self-Help for the Aging

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting of December 23, 1975, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary referenced a Status Report regarding the TPP program in each of the Commissioners' folders and stated Staff would be happy to respond to any questions. There were none.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 2017

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO NEW ORLEANS, LOUISIANA FEBRUARY 14-18, 1976 TO ATTEND NAHRO'S MINORITY AFFAIRS COMMITTEE MEETING AND THE FIRST ANNUAL WORKSHOP OF THE NATIONAL MINORITY AFFAIRS COMMITTEE

* *

RESOLUTION NO. 2017

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO NEW ORLEANS, LOUISIANA FEBRUARY 14-18, 1976 TO ATTEND NAHRO'S MINORITY AFFAIRS COMMITTEE MEETING AND THE FIRST ANNUAL WORKSHOP OF THE NATIONAL MINORITY AFFAIRS COMMITTEE

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a meeting of the Minority Affairs Committee in New Orleans, Louisiana, on February 14 and 15, 1976; and

WHEREAS, the First Annual National Workshop of the NAHRO Minority Affairs Committee will be held in New Orleans, Louisiana, February 15-18, 1976; and

WHEREAS, members of this Commission have been actively involved in NAHRO's Minority Affairs activities at the Chapter, Regional and National levels; and

WHEREAS, the Deputy Executive Director is the Chairperson designate of the National Minority Affairs Committee; and

WHEREAS, this Authority deems that the attendance at the Minority Affairs Committee Meeting and the First Annual National Workshop of such members of this Commission and Staff as the Commission and Executive Director may indicate is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to New Orleans, Louisiana, on February 14-18, 1976 for the purpose of attending the aforementioned meeting and workshop.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich
Mrs. Joan Byrnes
Rev. Hamilton T. Boswell
Dr. Amancio G. Ergina
Mrs. Cleo F. Wallace
Mr. Martin L. Helpman

NAYS: None

EXCUSED: Mr. Stephen Walter

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 10:01 A.M.

____
Chairman

ATTEST:

____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 8, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., January 8, 1976.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT:	Mr. George Evankovich, Chairman Mrs. Joan Byrnes, Vice Chairman Rev. Hamilton T. Boswell, Commissioner Dr. Amancio Ergina, Commissioner Mrs. Cleo F. Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Mr. Stephen Walter, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Secretary-Executive Director John E. Sullivan, Counsel Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Mary A. Carr, PHTA
Ms. Jeanne Washburne, San Mateo County
Ms. Lillian Robinson, PHTA, Hunters Point A
Ms. Ethel McCarrell, Hunters View Chairperson
Ms. Sarah Williams, Alice Griffith Chairperson
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Frances E. Williams, Harbor Slope
Ms. Laura Aldridge, PHTA
Ms. Mofoaluma Tuiasosopo, PHTA, Sunnydale
Mr. Walter L. Knox, Self-Help for the Aging

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting of December 23, 1975, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

RESOLUTION NO. 2017

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO NEW ORLEANS, LOUISIANA FEBRUARY 14-18, 1976 TO ATTEND NAHRO'S MINORITY AFFAIRS COMMITTEE MEETING AND THE FIRST ANNUAL WORKSHOP OF THE NATIONAL MINORITY AFFAIRS COMMITTEE

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a meeting of the Minority Affairs Committee in New Orleans, Louisiana, on February 14 and 15, 1976; and

WHEREAS, the First Annual National Workshop of the NAHRO Minority Affairs Committee will be held in New Orleans, Louisiana, February 15-18, 1976; and

WHEREAS, members of this Commission have been actively involved in NAHRO's Minority Affairs activities at the Chapter, Regional and National levels; and

WHEREAS, the Deputy Executive Director is the Chairperson designate of the National Minority Affairs Committee; and

WHEREAS, this Authority deems that the attendance at the Minority Affairs Committee Meeting and the First Annual National Workshop of such members of this Commission and Staff as the Commission and Executive Director may indicate is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to New Orleans, Louisiana, on February 14-18, 1976 for the purpose of attending the aforementioned meeting and workshop.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich NAYS: None
Mrs. Joan Byrnes
Rev. Hamilton T. Boswell EXCUSED: Mr. Stephen Walter
Dr. Amancio G. Ergina
Mrs. Cleo F. Wallace
Mr. Martin L. Helpman

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 10:01 A.M.

Chairman

ATTEST:

Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, January 22, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., January 22, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Mrs. Joan Byrnes, Vice Chairman Mr. Stephen Walter, Commissioner Rev. Hamilton T. Boswell, Commissioner Dr. Amancio G. Ergina, Commissioner Mrs. Cleo F. Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Secretary-Executive Director John E. Sullivan, Counsel Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Laura F. Aldridge, PHTA
Mr. Charles Turner, Assemblyman Brown's Office
Ms. Alina Beard, League of Women Voters
Mr. Donald Canter, San Francisco Examiner
Mr. Marshall Kilduff, San Francisco Chronicle
Ms. Mary Coates, Chairman, Plaza West
Ms. Nofoaluma Tuiasosopo, Sunnydale
Ms. Shirley McHemb, Yerba Buena Plaza West
Ms. Marie McHenry, Yerba Buena Plaza West
Ms. Mandy Brown, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Charlotte Mason, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Ethel McCarrell, Hunters View
Mr. Jimmie Miller

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Meeting of January 8, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

BOY SCOUTS OF AMERICA:

Secretary referenced a letter which had been received from the San Francisco Bay Area Council of the Boy Scouts of America commending the Housing Authority for its efforts in promoting and supporting the objectives of the program in the Candlestick District of San Francisco. Secretary commented that the Deputy Executive Director, Mr. Walter L. Scott, II, is personally active in the scouting program and that recognition of the Housing Authority is primarily due to Mr. Scott's energetic participation.

6. REPORT OF SECRETARY:

CALEB G. CLARK POTRERO HILL HEALTH CENTER:

Secretary stated the Caleb G. Clark Potrero Hill Health Center had been dedicated on January 17, 1976 and that the Center would provide medical services to all those who need such services and finally, that Commissioner Wallace had been one of the moving forces behind the establishment of the Center.

Commissioner Wallace thanked the individuals and organizations which had contributed to the establishment of the Health Center, Dr. Francis J. Curry, Director, Department of Public Health, Mr. Paul Ward, Executive Director, California Committee on Regional Medical Programs, Inc., the San Francisco Medical Center Outpatient Improvement Program, Inc., the San Francisco General Hospital, the South of Market Health Advisory Council and the San Francisco Housing Authority. Commissioner Wallace stated the opening was a tremendous success largely due to the efforts of Ms. Cornell who had made the arrangements for the dedication ceremony.

Acting Chairman asked Staff to extend the Commission's appreciation to those responsible for providing residents of public housing with such a valuable Health Center.

SECTION 8 IMPLEMENTATION:

Secretary referenced a package contained in each of the Commission folders which presented the Housing Authority's compilation of the many details involved in the Section 8 program which is scheduled to begin in San Francisco on February 17, 1976. Secretary asked the Commissioners to review the material and extended an invitation to the Commissioners to attend the training sessions for the Section 8 program on February 5 and 6 at the Housing Authority's central offices. Secretary continued by stating the Section 8 program appeared to be another step by the Administration aimed at eliminating public housing. This Authority is committed to work within any program available in order to insure that whatever possibility (no matter how limited) for providing housing for low-income people of San Francisco is implemented.

Commissioner Walter asked if there is a possibility that Legislation will produce a program more suitable to the needs of the low-income people in San Francisco. Secretary responded it is the hope of the Authority that such legislation would be forthcoming but it is doubtful. The Area Office of HUD advertised for Section 8 proposals for new construction and substantial rehabilitation for the San Francisco area but the program now before the Commission concerned existing housing only, he reported. Secretary stated the Housing Authority's application for Section 8 new construction was due January 21, 1976 and that the Area

Office of HUD had been requested to extend the application date. The Area Office had intimated that there had been little response to its first advertisement and that perhaps the program would have to be advertised again in order to attract the necessary proposals to implement the program. Commissioner Walter commented it might not be a good idea to devote too much staff time to such a program when there is so much else to be done.

Commissioner Boswell asked how the Section 8 program would affect the number of units promised to the Housing Authority prior to the advent of the Section 8 program, if the program would affect the number of permanent units now under Housing Authority control and if, in effect, the Section 8 program represented a "cutback" to the Housing Authority inventory of housing units. Secretary responded that the Authority has lost nothing in its conventional Housing program as a result of initiating the Section 8 program and reiterated the Authority's obligation to try any and all programs designed to increase available housing for the poor.

Ms. Judy E. McCabe, President of PHTA, addressed the Commission and asked how much leeway the Authority would have in housing the applicants for the Section 8 program after the initial 30% mix had been obtained, and stated that the Housing Authority should set up a program to help eligible applicants in finding housing. Deputy Executive Director, Mr. Walter L. Scott, II, responded the Regulations stated the Authority must assist the elderly, handicapped and disadvantaged with the "finders-keepers" program. However, he continued, HUD is not providing a great deal of money for such services and the Authority does not want to raise expectations.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary referenced the current Status Report regarding the Target Projects Program. Commissioner Boswell asked how the Program is relating to the Target dates. Secretary responded the Authority is "on time". Ms. McCabe stated there had not been an Ad-Hoc Advisory Council meeting for two months and that the tenants do not know what is going on and that they have not been kept informed. Deputy Executive Director responded that the Hunters Point Neighborhood Legal Assistance Foundation had asked the Authority not to hold another Ad-Hoc Advisory Council meeting until Legal Assistance had had a chance to review the findings of the survey and to meet with TPP tenant leaders. In response to Ms. McCabe's question regarding the starting of demolition, Deputy Executive Director responded that Staff is currently drafting demolition specifications pursuant to Resolution No. 1909 which dictates that the demolition of CAL 1-17A West must begin by March 1, 1976 and that as soon as the Neighborhood Legal Assistance group finishes its work, another Ad-Hoc Advisory Committee meeting will be held, probably the first week in February. Deputy Executive Director concluded by stating that Ms. McCabe should contact Neighborhood Legal Assistance to determine the status of their review.

Ms. Robinson, Hunters Point A, and Ms. Evelyn Barnes, Vice President of PHTA, both asked the status of the relocation, where the tenants were going to be moved and if the relocation units would be up to code. Again, Deputy Executive Director referred to Neighborhood Legal which had stated it would be contacting each of the tenant leaders and further stated the relocation units would be up to standard.

Commissioner Wallace stated there is a growing concern among the residents of the TPP area that nothing is being done and if the Commissioners still support the TPP program, then the Commission should take the responsibility of seeing that the program moves. Commissioner Boswell stated that in no sense had the Commission altered its support of the TPP program and that it

was his understanding that if tenants wanted to move back into their unit, they would be able to do so. TPP Coordinator stated that less than 45% of the tenants surveyed wanted to return to their specific units, 45% had expressed a desire to move to other public housing developments and about 10% were interested in the Section 8 program.

Secretary stated the Housing Authority had complied with the wishes of the tenants in every way and that because of a disagreement among a minority of the participants at the last Ad-Hoc Advisory Committee meeting, Legal Assistance had offered to represent the tenants and had asked that future meetings be postponed until they had an opportunity to contact each tenant leader. The Authority agreed and is now waiting for Legal Assistance's results and observations.

Commissioner Walter stated Commissioner Boswell had clearly presented the position of the Commission in terms of supporting the TPP program and that unless there was a policy decision to be made, the details of the program should be worked out with staff.

WESTERN ADDITION:

Secretary stated the Site and Design Committee of the Commission had met to discuss a request from Joshua J. Buck, Pastor and Board Chairman of the Assembly of God, Korean Church of San Francisco, in which the Pastor requested the release of the Authority's Public Housing Site No. 25 in the Western Addition in exchange for a comparable site. Commissioner Ergina of the Site and Design Committee stated the Authority had sought to cooperate with the Redevelopment Agency as in the past but at the present time there is not a comparable site available for exchange and that it is the recommendation of the Site and Design Committee that Pastor Buck's request be denied.

Commissioner Boswell moved the Commission adopt the recommendation of the Site and Design Committee and that the Executive Director be instructed to so inform Pastor Buck. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Mr. Stephen Walter
Rev. Hamilton T. Boswell
Dr. Amancio Ergina
Mrs. Cleo F. Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich

Acting Chairman thereupon declared said motion carried.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2018

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA
FEBRUARY 21-23, 1976, TO ATTEND NAHRO'S PACIFIC
SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETING

* *

RESOLUTION NO. 2018

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LAS VEGAS, NEVADA FEBRUARY 21-23, 1976 TO ATTEND NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETING

* *

WHEREAS, the National Association of Housing and Redevelopment Officials Pacific Southwest Regional Council will hold a meeting of its Executive Board in Las Vegas, Nevada, on February 21, 22 and 23, 1976; and

WHEREAS, the Executive Director is a member of the Executive Board of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, the Deputy Executive Director is the President of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, the travel expenses of the Deputy Executive Director will be paid by the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Executive Director and the Deputy Executive Director at the Executive Board meeting of the Pacific Southwest Regional Council is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director and the Deputy Executive Director be authorized to travel to Las Vegas, Nevada, February 21-23, 1976 for the purpose of attending the aforementioned meeting.

II. That travel time, expenses and per diem for the Executive Director be allowed in accordance with the travel policies of this Authority.

III. That travel expenses for the Deputy Executive Director be paid by the Pacific Southwest Regional Conference of NAHRO.

IV. That this Resolution shall become effective immediately.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton T. Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2019

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO FEBRUARY 9-11, 1976, TO ATTEND NAHRO'S NATIONAL TPP EXPERIENCE EXCHANGE FORUM

* *

RESOLUTION NO. 2019

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO FEBRUARY 9-11, 1976, TO ATTEND NAHRO'S NATIONAL TPP EXPERIENCE EXCHANGE FORUM

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a National TPP Experience Exchange Forum in Denver, Colorado on February 9-11, 1976; and

WHEREAS, the National Office of NAHRO in Washington, D. C., has requested the Controller of the San Francisco Housing Authority to be a principal resource official on two separate panels at the forum; and

WHEREAS, the San Francisco Housing Authority is participating in a major TPP program involving the Hunters Point and Alice Griffith Garden Homes area of San Francisco; and

WHEREAS, the major topic and theme of the National TPP Experience Exchange Forum is that of "Using Computers to Achieve Better Housing Management"; and

WHEREAS, the San Francisco Housing Authority has had extensive experience in implementing a new computer system which will be utilized extensively in connection with the San Francisco TPP program; and

WHEREAS, this Authority deems the attendance of the Controller at this Forum as essential to the conduct of its low-rent housing program in general, and its TPP program in particular.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Controller of the San Francisco Housing Authority be authorized to travel to Denver, Colorado, on February 9-11, 1976 for the purpose of attending and serving as a program resource official at the aforementioned Forum.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Secretary stated the Exchange Forum would include information regarding the use of computers in the TPP Program and to achieve better housing management, that the Authority's Controller, Mr. Ken C. Cavanaugh, had been invited to participate as the principal resource person on two of the panels, and that both the Data Processing Manager, Mr. Larry Pendergrass, and the TPP Coordinator, Ms. Lauren Scher's presence at the Forum had been deemed essential to the TPP program. Secretary stated the Commission does not have to approve travel of the Staff resource personnel but that the Controller's travel requires Commission action.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Mr. Stephen Walter
Rev. Hamilton Boswell
Dr. Amancio G. Ergina
Mr. Martin Helpman

NAYS: None

ABSTAIN: Mrs. Cleo Wallace

EXCUSED: Mr. George Evankovich

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Helpman:

RESOLUTION NO. 2020

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA
TO ATTEND THE WESTERN ASSOCIATION NEIGHBORHOOD HEALTH CENTERS'
WORKSHOPS AND THE WHITE HOUSE REGIONAL CONFERENCE ON
CONSUMER REPRESENTATION PLANS, JANUARY 29-30, 1976

* *

RESOLUTION NO. 2020

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA TO ATTEND THE WESTERN ASSOCIATION NEIGHBORHOOD HEALTH CENTERS' WORKSHOPS AND THE WHITE HOUSE REGIONAL CONFERENCE ON CONSUMER REPRESENTATION PLANS, JANUARY 29-30, 1976

* *

WHEREAS, the Western Association Neighborhood Health Centers will hold Workshops to discuss the Financial and Personnel Operations of Neighborhood Health Centers at the Sheraton Los Angeles Airport Hotel in Los Angeles, California, on January 29 and 30, 1976; and

WHEREAS, the White House Regional Conference on Consumer Representation Plans will be held at the Biltmore Hotel in Los Angeles, California on January 30, 1976; and

WHEREAS, Commissioner Cleo F. Wallace has been and continues to be actively involved in the establishment and management of neighborhood health centers in areas of low-income housing developments; and

WHEREAS, Commissioner Cleo F. Wallace is a recognized leader among public housing residents in her efforts to assist Federal Agencies in determining the needs of low-income consumers; and

WHEREAS, this Authority deems that the attendance at the aforementioned meetings in Los Angeles, California, January 29-30, 1976 of Commissioner Cleo F. Wallace is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace be authorized to travel to Los Angeles, California, January 29-30, 1976 for the purpose of attending the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Helpman moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Mr. Stephen Walter		
	Rev. Hamilton Boswell	EXCUSED:	Mr. George Evankovich
	Dr. Amancio G. Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin L. Helpman		

Acting Chairman thereupon declared said motion carried.

COMMISSIONER BOSWELL:

Acting Chairman, on behalf of the Commission, extended congratulations to Commissioner Hamilton T. Boswell on the announcement of his appointment to the position of District Superintendent of the Bayview Distrist of the California Nevada Conference of the United Methodist Church, effective July 1, 1976.

10; **ADJOURNMENT:**

Commissioner Boswell moved the Commission meet once in February since the next regularly scheduled meeting would fall on a Holiday. Commissioner Helpman seconded. Unanimously carried. The next regularly scheduled Commission Meeting will be held on February 26, 1976.

Acting Chairman declared the meeting adjourned at 10:40 A.M.

Acting Chairman

ATTEST:

Secretary

Minutes

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

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Regular Meeting Held:
Thursday, February 26, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., February 26, 1976.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT:	Mr. George Evankovich, Chairman Mrs. Joan Byrnes, Vice Chairman Mr. Stephen Walter, Commissioner Dr. Amancio G. Ergina, Commissioner Mrs. Cleo F. Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Rev. Hamilton T. Boswell, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Secretary-Executive Director John E. Sullivan, Counsel Members of Staff

2. VISITORS:

Deputy Executive Director acknowledged the visitors:

Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Ethel McCarrell, Chairperson, Hunters View
Ms. Sarah Owens, Treasurer, Hunters View
Mr. Edward Montoya, PHTA
Ms. Mandy Brown, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Florine Johnson, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Sarah Kindle, Hunters Point A
Ms. Virginia Baker, Hayes Valley
Ms. Reusse des Tombe, Hayes Valley
Ms. Melva Trask, Tenants for Action
Mr. Frankie Kulpit, Tenants for Action
Mr. Johnnie Whitfield, Tenants for Action
Ms. Bobbie Barton, Tenants for Action
Mr. Brenda Bradley, Tenants for Action
Ms. Marjorie Barrett, Tenants for Action
Ms. Frankie Gates, Tenants for Action
Ms. Mylie Durham, Tenants for Action
Mr. Felix Shafer, Tenants for Action

Ms. Frances Williams, Harbor Slope
Ms. F. C. Birmingham, Sunnydale
Mr. Jimmie Miller
Ms. Louisa Campbell, Congressman Phillip Burton
Ms. A. Harader, Potrero
Ms. Cristina Gato, Mission Child Care Consortium
Ms. Michael Warr, Resident
Ms. Elouise Westbrook
Mr. Charles Turner, Assemblyman Willie Brown
Mr. Tim Findley, KGO TV
Mr. Dick Townsend, KGO TV
Ms. Alina Beard, San Francisco League of Women Voters
Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Donald Canter, San Francisco Examiner
Ms. Louise Yee, Ping Yuen
Mr. Terry Lee, PHTA, Ping Yuen

Secretary stated a "special visitor" was to have been present at the Meeting but had to cancel her appearance. Ms. Judy Jue, a resident of the Ping Yuen development, is Miss San Francisco-Chinatown. Ms. Jue is currently attending San Francisco State University where she is majoring is Businesss Administration and minoring in Computer Science. Commissioner Walter moved the Commission express its congratulations to Ms. Jue for having attained such an honor. Commissioner Byrnes seconded. Unanimously carried.

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Regular Commission Meeting of January 22, 1976, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

NEW LIBERATION UNITED PRESBYTERIAN CHURCH:

Secretary reported receipt of a letter form Dr. Hannibal Williams, Pastor of the New Liberation United Presbyterian Church, in which Dr. Williams requests to purchase a small strip of land adjacent to the Authority's Yerba Buena development. The land would provide additional parking space for the Church's community facility and child care center. Chairman Evankovich referred the matter to the Site and Design Committee of the Commission for its consideration.

6. REPORT OF SECRETARY:

NAHRO BOARD OF GOVERNORS:

Secretary read, for the record, a policy statement which had been adopted by NAHRO's Board of Governors at its meeting in Washington, D. C., February 3-6, 1976, which concerned matters to which the San Francisco Housing Authority's Commission had long been committed.

"THE NEW AMERICAN REALISM: 'SAVE AND REBUILD AMERICA'

The new politics of America is realism.

The mood of America is to save and rebuild America.

The leadership in this country must sense this new realism, must feel the mood.

We know our resources are not unlimited, nor are our choices for using them. The stark sentinels of inflation and unemployment, energy shortages and housing shortages remind us of our limitations.

We are tired of patchwork policies and scatter-shot programs - often designed to fulfill political slogans. We want to fight to save what we have built and rebuild what cannot be saved. In the neighborhoods and cities of America, we want to recreate opportunities for everyone to live, work, and play, secure and confident that the quality of life is improving.

Looking back 200 years, we are proud of what we have done. We have wrested farms from valleys and plains. We have harnessed great rivers. We have built homes and factories and cities on the face of the land. We have used the abundance of our resources to shape a life that few people in history have achieved.

But we know now we have paid a high price. We have abused the land. We have wasted our resources. We have built and abandoned only to build again. There are bleak reminders of abuse and waste - polluted waters, fouled air, abandoned homes, dilapidated neighborhoods, decayed cities.

The best place to start saving and rebuilding America is to build upon what we have already built - the homes, the schools, the streets, the hospitals, the factories, stores and office buildings that stand as monuments to our energy and creativeness in every village, town, and city in the country. Most of us live in these places. Where better place to start rebuilding? And, in the process, save precious resources.

We must now lay as a cornerstone of domestic policy - the saving and rebuilding of America. The best foundation for the cornerstone is in the neighborhoods, villages, towns, and cities that we have already created.

We must provide the public programs and the private initiative to help them. Straightforward, comprehensive policies and programs at all levels of government and industry are essential to accomplish this task.

With this unmistakable purpose and firm direction we can give incentive and opportunity and help to residents, homeowners, and hope-to-be homeowners, employers, and investors. It will be their energies and their commitment that will save and rebuild America.

Public leadership and private leadership must mobilize a national effort to save and rebuild the neighborhoods and cities of this country. Such a national mobilization must provide the American people with the tools to do the job.

These are the programs that can help them do the job:

A Neighborhood Conservation Program that aims directly at conserving housing, industrial and commercial buildings, and public facilities. Such a program

- would provide tax credits and incentives to homeowners, investors, and lenders who make commitments to neighborhood conservation areas;
- would help people and businesses by making federal loans available for property improvement or provide federal insurance for local programs serving the same purpose;
- would help local governments provide public facilities by upgrading existing ones or replacing outmoded ones.

A City Rebuilding Program that encourages and supports private reinvestment in the city, when long-term financing and heavy front-end investment is required. Such a program

- would remove physical conditions that blight neighborhoods, discourage investment, stimulate abandonment;
- would provide public loan and public grant assistance to local governments and private enterprise for rebuilding purposes.

A Housing Program that supports both neighborhood conservation and city rebuilding by providing interest subsidies, direct loans, direct grants, tax incentives, and tax credits. Such a program

- would encourage and assist home ownership;
- would create new housing for families of all incomes on recycled urban land;
- would encourage the lender, the builder, the middle-income family, and the low-income family to reinvest in their community by conserving existing houses or building new housing;
- would build public housing for special groups: the poor, the elderly, the handicapped.

Realistically, the American people know there is a lot of good housing that just needs fixing up. There are good neighborhoods that need streets repaired, schools modernized, and shopping improved.

We know we have created houses, factories, and stores that are not being used to the fullest. A neighborhood conservation program can bring them back to life. We know there are some places that need to be rebuilt in the neighborhoods and the cities. A city rebuilding program can help those places change. Above all, we know that we need new housing for young people, the elderly, and the handicapped.

If we build new housing to take advantage of the schools, parks and streets that are already in place, we will protect investment already made, we will save money, we will save energy, we will stop abusing the land and wasting our resources.

These are national needs; they exist in every city, village, and town in the country.

It is not going to be easy for you and me to arise and say, "This is where we want to stand. This is where we have got to start saving and rebuilding America: in the neighborhoods, in the villages, in the towns and in the cities." It is not going to be easy to get businessmen, bankers, and corporation leaders to reinvest. It is not going to be easy to get local officials, state officials, or Congressmen and national leaders to enact laws that will help save and rebuild America.

But this is where we've got to stand; strengthening the foundations that we have already built; recommitting our energies and our resources; getting government and business to help us, so that we can help ourselves rebuild America.

This is a realistic program. It fits the mood of America today. It needs - urgently needs - to be done."

Secretary stated the Board of Governors had also created a task force for the purpose of developing policy statements which would then be translated into legislative initiatives. Further, the Board of Governors organized a single group which will concentrate on the dissemination of information to all housing interests to insure accurate and timely communication among housing officials nationwide. Secretary suggested the Commission reaffirm its commitment to the goals presented in the policy statement. Deputy Executive Director, Mr. Walter L. Scott, II, stated the Secretary is to head the aforementioned task force through the NAHRO Information Center and that the policy statement has been sent to each of the "presidential hopefuls" for inclusion in each's housing platform. Commissioner Byrnes moved the Commission reaffirm its support of the goals set forth in the policy statement. Commissioner Ergina seconded. Unanimously carried.

NAHRO NATIONAL TPP EXPERIENCE EXCHANGE FORUM:

Mr. Kenneth C. Cavanaugh, Controller, detailed the background leading to the Denver conference. To assist in the implementation of the TPP program and to further the intent of the Housing Management Improvement Program, HUD had decided to set up a controlled system of data flow to HUD for TPP-involved Housing Authorities. The system would enable HUD to closely monitor time schedules and expenditures under the two-year TPP program. Through joint planning of HUD, NAHRO and TPP Authorities, a series of four workshops have been scheduled, the first of which was held in Denver. The theme of the Denver conference was the use of computers in implementing the TPP and Housing Management Improvement Program. The Controller stated the San Francisco Housing Authority was more experienced in the use of computers than most other Housing Authorities attending the conference. The Controller stated the San Francisco Housing Authority had installed its own computer system, without the use of HMIP funds and that many Authorities were still in the process of selecting a system suitable to their needs. The Controller stated the San Francisco Housing Authority will host a one-day TPP conference in San Francisco, March 4th to discuss general TPP matters for LHA's in this Region.

Commissioner Walter asked if there is a particular "breaking point" at which time an Authority should pursue installing a computer system. The Controller suggested that an Authority which manages 2,000 - 2,500 units should consider use of a computer system.

WHITE HOUSE REGIONAL CONFERENCE ON CONSUMER REPRESENTATION AND WESTERN ASSOCIATION OF NEIGHBORHOOD HEALTH CENTERS:

Commissioner Wallace stated she had attended both conferences in Los Angeles, Janaury 29-30, 1976. While the portion of the conference relating to consumer representation was not as informative as she had expected, Commissioner Wallace found the Western Association of Neighborhood Health Centers conference was well attended. The group had concentrated on the problems of sharing information among staff members of the various neighborhood health centers throughout the Western Region. Also, Commissioner Wallace stated many health centers are experiencing a cut back in funds. The San Francisco Out Patient Improvement Program alone has had $1 Million cut from its budget. Commissioner Wallace offered to share the written material from the conference with anyone who might wish to review it.

NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL'S EXECUTIVE BOARD MEETING:

As Deputy Executive Director and President, Pacific Southwest Regional Council, Mr. Scott stated the finishing touches for the forthcoming Hawaii conference had been planned at the Las Vegas meeting. The Board had adopted a policy position regarding "decentralizing the NAHRO process" throughout the Regions which should provide a better mechanism for communication. Each Regional President was asked to set up two joint-venture workshops to implement the program. In April, the Pacific Southwest Region will host a workshop with the California League of Cities to deal with conservation and rehabilitation matters. Regional Committees were formed to parallel the NAHRO national committees to further a communications network. The Regional Housing Production Committee will study the proposed statement of policy by the California State Housing Finance Agency which is beginning to finance housing for low to moderate-income families. The process of certifying public housing managers has begun and will continue at the annual conference in Hawaii. Each region has been charged with electing two members to serve on the Board of Credentialing Trustees.

Deputy Executive Director continued by stating there are a number of agencies which were formed in connection with Title I of the Housing and Community Development Act of 1974 which are not members of NAHRO. A membership drive will be conducted among these agencies aimed at securing increased membership in NAHRO. Commissioner Ergina questioned the credentialing process for public housing managers. Deputy Executive Director responded that HUD, through the Federal Register, has indicated that by 1980, all public housing managers will have to be certified, otherwise they will have to be paid from other than operating subsidy funds.

NAHRO MINORITY AFFAIRS COMMITTEE MEETING AND FIRST ANNUAL WORKSHOP OF THE NATIONAL MINORITY AFFAIRS COMMITTEE:

Secretary stated Commissioners Wallace and Boswell, and the Deputy Executive Director had attended the conference in New Orleans, February 14-18, 1976. Commissioner Wallace stated that in the past, Minority Affairs was an issue which generally appeared last on conference agendas but that this time, the workshop had been attended by some 450 people. The group had addressed a number of issues and particularly the dynamics of community organization. Commissioner Wallace stated the time had come for Housing Authorities to recognize tenant groups and that without tenants, Housing Authorities would not receive any funding. Commissioner Wallace had addressed the group and asked that her statement be read into the minutes.

"The Dynamics of Community Organization"

> The quality of life in American Cities cannot and will not improve unless people of all classes, races and ethnic groups and public officials at all levels of government create processes and mechanisms for assessing problems, developing strategies and planning and implementing corrective action together. It is clear that community organizations cannot alone plan and carry out broad programs like Community Development that necessarily involve the authority and responsibility of government. It is equally clear that local government must develop new relationships with and responsiveness to people in the community if it is to meet effectively their needs, and if, in that respect, participation is a complicated cluster of rights and responsibilities that affect both community and local government. Communities should move on an issue that affects them. The force that a community has when it is united can bring change. Look back over the years of being involved. In 1969-1970 the tenants united together across the country to become recognized by Local Housing Authorities, tenants became Housing Authority Commissioners, in 1972 a Bill was signed by the Governor regarding jobs, the Equal Employment Act."

Deputy Executive Director confirmed Commissioner Wallace's statements regarding attendance at the conference, that it had been the best attended of any NAHRO workshops with the exception of one since 1973, and that the comments of Mr. James H. Blair, Assistant Secretary for Fair Housing and Equal Opportunity, HUD, had been enthusiastically received at the workshop. Mr. Blair had stated that discrimination in the field of housing still exists, while somewhat more subtle and that there is still a long way to go to enforce the intent of Title 8 of the Civil Rights Act of 1968. Deputy Executive Director continued by stating that investigations brought to light at the conference showed that the Community Block Grant funds had had little or no impact on the very poor and minorities throughout the country and that "there will have to be national legislation to tighten up safeguards on any kind of Block Grant Funding, so that it really benefits the poor." The Minority Affairs committee had adopted a Resolution asking Congress to amend the Title 8 Section of the Civil Rights Act to give HUD the power to issue cease and desist orders to affect compliance with the fair housing provisions of the law.

Mr. Edward Montoya, President of the Bernal Dwellings Tenant Association, commented from the audience that if it were not for the tenants, the officials of the Housing Authority would not be "where they are now".

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Deputy Executive Director presented the current TPP Status Report and stated all material supporting the report is contained in the Commissioners' folders. Ms. Judy McCabe, President of PHTA, addressed the Commission and stated that at the Ad-Hoc Advisory Council Meeting on February 5, 1976, a discussion had been held regarding the undue hardship which would be suffered by tenants who elected to move themselves and then apply for reimbursement for moving costs from the Housing Authority after the move. Ms. McCabe stated the record of that discussion had been deleted from the minutes. Deputy Executive Director responded that the matter had been brought to the attention of staff and that the minutes were currently being amended to include a record of that discussion. Deputy Executive Director continued by stating that the minutes are distributed to members of the Committee for corrections and that if there are any, the minutes are returned to the Chairman of the committee for correction and that this practice has always been in effect.

Ms. McCabe continued by stating the Tenants for Action as well as the tenants in the Hunters Point area are concerned about relocation and that some discussion had taken place since the last Ad-Hoc Advisory Council meeting. Ms. McCabe asked if the San Francisco Housing Authority and the Redevelopment Agency were planning any land exchanges with properties currently owned by the Housing Authority. Secretary responded: "No." Ms. McCabe asked if there are any plans to allow the Redevelopment Agency to purchase any of the Housing Authority projects. Secretary responded: "No." Ms. McCabe asked if the Housing Authority plans to condemn any units which are not now listed as scheduled for demolition. Secretary responded that the Commission has a public policy as to what is to be demolished and the tenants know exactly which units are involved. Resolution No. 1909 refers to this issue. Ms. McCabe asked if the tenants will be able to go back to their project or unit if it is not scheduled to be demolished. Secretary responded: "Absolutely".

Deputy Executive Director stated that all tenants will be able to return to their unit or project, if not scheduled for demolition, providing their family composition has not changed. He further referred Ms. McCabe to the Question and Answer Fact Sheet that was distributed at the mass meeting of February 10, 1976. Ms. McCabe stated that although the program is a two-year program, changes can be made. Secretary responded that no changes have been made and that any rumors to the contrary are unfounded. Deputy Executive Director stated the Commission makes any policy decisions and such would be handled at a public Commission Meeting.

SECTION 8 IMPLEMENTATION:

Mr. John Callahan, Chief of Leased Housing presented the status of the Section 8 program. As of the close of business, Wednesday, February 25 a total of 1,611 Section 8 brochures and informational applications had been distributed, 1,247 by mail and 318 to persons appearing at 440 Turk Street. As of the same date, 645 applications had been returned to the Housing Authority, 155 for elderly and 490 for families. These applications are now being processed. Based on the applications received thus far, Mr. Callahan stated

approximately 70% of the applications fall in the "very low income" category. The Authority is mandated to supply Section 8 units for at least 30% "very low income" families and obviously, there are a number of people who are qualified. Prior to the beginning of distribution of applications on February 17th, letters were sent to 1,076 persons currently on the waiting lists for the Section 23 and conventional programs; press releases were sent to 44 ethnic, neighborhood and general circulation newspapers in addition to 38 radio and television stations broadcasting in the Bay Area. Newspaper ads were also run. Bulletin board notices were distributed to all conventional housing projects by their managers who participated in a special briefing session February 11, 1976. It is estimated that Certificates of Eligibility will be issued March 10, 1976 and the Authority should be able to fill its Section 8 units in three to four months.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 2021

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS MEETING OF THE MANAGEMENT AND MAINTENANCE NATIONAL COMMITTEE ON MARCH 2-3, 1976

* *

RESOLUTION NO. 2021

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RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS MEETING OF THE MANAGEMENT AND MAINTENANCE NATIONAL COMMITTEE ON MARCH 2-3, 1976

****

WHEREAS, the National Association of Housing and Redevelopment Officials National Committee on Management and Maintenance will meet in Washington, D. C. on March 2 and 3, 1976; and

WHEREAS, the Controller of the Authority is a member of the Management and Maintenance National NAHRO Committee; and

WHEREAS, this Authority deems that the attendance of the Controller at the aforementioned meeting in Washington, D. C., is essential to the conduct of its low rent projects operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Controller be authorized to travel to Washington, D. C. to attend the aforementioned meeting.

2. That travel time, expenses and per diem for the Controller be allowed in accordance with the travel policies of this Authority.

3. That this authorization shall become effective immediately.

Commissioner Walter moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich NAYS: None
Mrs. Joan Byrnes
Mr. Stephen Walter EXCUSED: Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

Chairman thereupon declared said motion carried.

FINANCE:

Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 2022

* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD
10/1/75 TO 9/30/76 COVERING LOW RENT PROJECTS UNDER
CONTRACT SF-255

* *

RESOLUTION NO. 2022

* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/75 TO 9/30/76 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period 10/1/75 to 9/30/76; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated 4/29/75.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached herewith, is hereby approved for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support this budget; and

That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

Commissioner Walter stated that as Chairman of the Finance Committee, he is giving full faith and confidence to the Secretary and Controller of the Housing Authority concerning preparation of the 1975-1976 budget. Commissioner Walter asked the Controller to explain a portion of the budget which particularly appealed to the Commissioner, and which, if accepted by HUD would provide the Authority with some $923,000 operating subsidy not previously thought to be available.

Controller stated the Authority is on record through Senate Testimony as opposed to the Performance-Oriented Funding System developed by HUD last year. There is nothing in the formula that relates to actual needs of Housing Authorities and HUD, in trying to implement the formula system for those Housing Authorities with Fiscal Years starting April 1 and July 1, 1975 (about half of all Housing Authorities) found the system would not work adequately, and halted the procedures until amendments could be made to make the system feasible. The San Francisco Housing Authority waited for the changes and when the changes were made known, found they made no more sense than the first start under the program. However, the Controller continued, there are two items in the new system which could help the Housing Authority. One is a provision to reimburse actual utility costs. The second is an item which concerns the costs involved in operating "non-dwelling" space controlled by the Authority. The San Francisco Housing Authority has interpreted the category to include its Central Office, Maintenance facilities, purchasing facilities, community space, vacated units, vandalized units and so forth. The total cost of operating such facilities has been included in the budget in the "non-dwelling unit" category.

Commissioner Walter stated the Finance Committee recommends the Commission adopt the budget as prepared and that it be submitted to HUD as indicated in the Resolution. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mr. George Evankovich	NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter	EXCUSED:	Rev. Hamilton Boswell
	Dr. Amancio Ergina		
	Mrs. Cleo F. Wallace		
	Mr. Martin Helpman		

Chairman thereupon declared said motion carried.

MODERNIZATION:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2023

* * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR THE MODERNIZATION OF KITCHEN VENTILATION FOR PING YUEN, CAL 1-15 AND PING YUEN NORTH, CAL 1-18(6)

* *

RESOLUTION NO. 2023

* * * * * * * * * * * * * *

RESOLUTION REJECTING THE BIDS FOR THE MODERNIZATION OF KITCHEN VENTILATION FOR PING YUEN, CAL 1-15 AND PING YUEN NORTH, CAL 1-18(6).

* *

WHEREAS, on January 15, 1976, January 16, 1976 and January 19, 1976, the Housing Authority of the City and County of San Francisco advertised for bids for the Modernization of Kitchen Ventilation for Ping Yuen, CAL 1-15, and Ping Yuen North, CAL 1-18(6); and

WHEREAS, on February 5, 1976, the following bid was received, publicly opened in accordance with prior advertisement, and read aloud:

NAME OF BIDDER	BID FOR PING YUEN	BID FOR PING YUEN NORTH	TOTAL BID
Henry W. Tom Construction Co.	$63,935.00	$18,468.00	$82,403.00

WHEREAS, after review of the latest Modernization Budgets for Ping Yuen, CAL 1-15 and Ping Yuen North, CAL 1-18(6), it has been determined that the bid received is above the approved budget.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I The bid submitted for the Modernization of Kitchen Ventilation for Ping Yuen, CAL 1-15 and Ping Yuen North, CAL 1-18(6) is rejected.

II The Executive Director-Secretary of this Authority is hereby directed to notify in writing the bidder of the rejection of said bid.

III This resolution shall become effective immediately.

Secretary stated a bid opening for installation of kitchen ventilation in the apartments at Ping Yuen and Ping Yuen North had taken place on February 5, 1976. One bid was submitted which was some 33% over the funds available for the work to be done. Staff recommends the bid be rejected. Commissioner Wallace asked if the tenants had been kept aware of the situation and further, stated that the matter had been pending for some time and asked why the Authority could not go force account to get the work done. Secretary responded that the tenants had been kept aware of the situation and that the Authority is pursuing the most direct method to complete the work. Mr. Edward Montoya stated the walls in the Ping Yuen units had been prepared for the pending work, that many tenants had holes in the walls which had not been filled. Secretary stated he would discuss the matter with the Maintenance Department and respond to Mr. Montoya's statement at that time.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mr. George Evankovich NAYS: None
Mrs. Joan Byrnes
Mr. Stephen Walter EXCUSED: Rev. Hamilton Boswell
Dr. Amancio Ergina
Mrs. Cleo F. Wallace
Mr. Martin Helpman

Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Mr. Montoya stated that prior to Adjournment he had a question regarding the resignation of the Chairman. The Chairman responded to the statement, Mr. Montoya was ruled out of order and the meeting was officially adjourned at 11:20 A.M.

Members of the audience demanded to be heard and in view of the immediate situation, Commissioner Byrnes moved the meeting be reconvened. Commissioner Wallace seconded the motion. An informal vote of the Commissioners was taken. Commissioner Walter voted "Nay".

Mrs. Melva Trask, President of the Tenants for Action group addressed the Commission. Mrs. Trask stated her group had arrived at the Commission Meeting late because the transportation previously arranged had not arrived on time. She continued by stating the Tenants for Action group is trying to work with the tenants of the Hunters Point Area because the TPP program "has been exposed as an attempt to get people out of their houses". The audience interrupted Ms. Trask and was told by the Chairman that the Commission had voted to hear Mrs. Trask and only Mrs. Trask. Mrs. Trask continued by stating that since the inception of the TPP program, people were being evicted. Her comments centered around an eviction which had taken place the day before wherein a number of tenants had witnessed a man being "thrown out of his home" by the Sheriff's Department and members of the Housing Authority Staff. Mrs. Trask cited over twenty grievances which, she said, had been presented to the Housing Authority in November, 1975 and to which the Housing Authority had not responded. Secretary stated he had no knowledge of any such grievances. In answer to Mrs. Trask's statement that the Secretary did not attend tenant meetings, Secretary responded that members of his staff are entirely capable of handling any such meetings and have the full knowledge of the workings of the Housing Authority at their disposal.

Deputy Executive Director asked to be heard regarding the grievances which had been filed. He stated the grievances had been filed in connection with $4,000 relocation benefits. Mrs. Trask countered that statement by stating that $4,000 had nothing to do with the grievance, that the grievances had asked for a rent reduction to $1 per unit per month in view of the pending TPP program. Deputy Executive Director responded the matter was not a grievable item, nor was the tenants' demand to only move once under the

TPP Program. Mrs. Trask stated that it is not just a coincidence that tenants being evicted are in the TPP area. Deputy Executive Director responded that back rent owed the Housing Authority has nothing to do with the TPP program. He stated there evictions in the Hunters Point Area for non-payment of rent. In each instance, the tenant had been given chances to make arrangements for payment for back rent, and in each instance, it represented a second Writ of Possession. The first had been stopped but this time, it was not stopped. The Deputy Executive Director stated evictions had been conducted throughout the City and that they were not concentrated in the TPP area, and that the evictions (some 24 since January 15, 1976) had been conducted according to the normal procedures. Secretary stated the tenant had had three separate opportunities to make arrangements to pay back rent.

Mrs. Trask again questioned the Secretary regarding his not attending tenant meetings. Commissioner Walter stated for the record that there is no legal obligation for the Executive Director to attend any tenant meetings and that the Executive Director has been instrumental in securing the money for the TPP program and that if he sends a representative to any meeting, he has done his duty. Commissioner Wallace stated she had been called by one of the tenants who was being evicted who stated she had the money but upon reviewing the record, the Commissioner did not attempt to stop the eviction. The Commissioner stated she does not feel the Commission has to act on evictions. Counsel Sullivan stated that once the Sheriff's department takes the Writ of Possession, the matter is no longer in control of the Housing Authority, that the Sheriff's office has complete control. Mrs. Trask responded that the Sheriff gets his orders from the Housing Authority.

Chairman stated that based on the presentations made, he was convinced a satisfactory explanation had been given to Mrs. Trask's concerns. As the meeting was officially adjourned at 11:50 A.M., Mrs. Trask stated: "You can forget about TPP."

Chairman

ATTEST:

Secretary

DOCUMENTS
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 11, 1976

Minute

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., March 11, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton Boswell, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Walter L. Scott, II, Deputy Executive Director, Acting Secretary
John E. Sullivan, Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Ms. Ethel McCarrell, Chairperson, Hunters View
Ms. Sarah Owens, Hunters View
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Mr. Edward Montoya, PHTA, Bernal Dwellings
Ms. Frances E. Williams, Harbor Slope
Ms. Frances Owen, Holly Courts
Ms. A. Birmingham, Sunnydale
Ms. Nofoaluma Tuiasosopo, Sunnydale
Mr. Nofoaga E. Fea, Sunnydale
Ms. Mandy Brown, Hunters Point A
Ms. Jessie McPeters, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Florine Johnson, Hunters Point A
Ms. Gladys Forbio
Ms. Rozalyn Domino
Mr. Jimmie Miller
Mr. Joseph Topacio
Mr. Bill Borders
Ms. Barbara Wells
Ms. Aliña Beard, League of Women Voters
Mr. Donald Canter, San Francisco Examiner
Mr. Marshall Kilduff, San Francisco Chronicle

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Commission Meeting of February 26, 1976, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE:

Mr. Kenneth C. Cavanaugh, Controller and member of the NAHRO Housing Management and Maintenance Committee addressed the Commission and reported on his participation in a meeting which had been held in Washington, D. C., March 2, 1976. The Controller referenced a detailed written report contained in each of the Commissioners' folders and stated that generally the meeting centered around the proposed goals for the NAHRO organization for the next two years. Specifically, these goals are to become more involved in new policy development and legislative analysis, professional development and certification of public housing managers throughout the country, a program which is scheduled to begin next month, and the decentralization of NAHRO activities to the regional and chapter levels so that better lines of communication can be established and travel costs reduced.

Acting Secretary stated Mr. Cavanaugh had been appointed to head a national sub-committee of the Housing Management and Maintenance Committee which will address itself to the performance-funding system and other fiscal concerns. The Committee is scheduled to meet with the new Assistant Secretary for Housing Management on April 21 or April 22, 1976 in Washington, D. C.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Acting Secretary presented the TPP status report. The Ad-Hoc Advisory Council, at its meeting of February 5, 1976, set up a subcommittee for the purpose of formulating plans on how best to deal with security during the TPP program. Mr. Charles Gain, Chief of Police, had been asked to attend a meeting with the group on March 12. The Chief was unable to attend and the meeting has been rescheduled for March 23 at which time, as was pointed out by Ms. Evelyn Darnes, the Chief will meet with both the Ad-Hoc Advisory Council and the sub-committee.

On March 4, members of Staff attended a NAHRO/HUD Regional TPP Sharing Conference in San Francisco. All TPP Housing Authorities which have contracted with NAHRO for technical services from this area were in attendance to discuss program revisions and procedures.

On March 8 Staff met with representatives of the General Services Administration, the Mayor's Office and Navy personnel to discuss the use of Inchon Village as a temporary HUD Area Office relocation resource under the TPP Program. The City has submitted a proposal to the Navy for use of the shipyard facility, including the housing segment, and if accepted by the Navy, the proposal will give the Housing Authority a good chance for quick use of the housing for the TPP program.

REPORT OF SITE AND DESIGN COMMITTEE:

Commissioner Ergina, Chairman of the Site and Design Committee, presented the Committee's recommendations regarding the request of Dr. Hannibal Williams, Pastor of the New Liberation United Presbyterian Church, to purchase Housing Authority land adjacent to the Yerba Buena Plaza development. The Site and Design Committee had viewed the land in question in the company of the Chief of Management and the Chief of Planning/Modernization and in reviewing the proposed disposition of the land, the Committee presented two alternatives for consideration of the Commission. The Committee recommended "Alternative #2" which would not involve a reduction in parking spaces available to the tenants of Yerba Buena Plaza. The Alternative is also conditioned upon the Church organization's acceptance of all costs involved in the transfer of the land and any improvements necessary to maintain the same number of parking spaces, Tenant Organization approval, and acceptance by the Housing Authority Commission of services rendered by the Church to public housing tenants as compensation for the land itself.

Commissioner Wallace moved the Commission direct the Executive Director to begin negotiations with Dr. Williams, based on the Site and Design Committee's recommendation. Commissioner Helpman seconded. Unanimously carried.

SECTION 8:

Acting Secretary stated a total of 2,084 informational applications and brochures had been distributed to interested persons as of the close of business, Tuesday, March 9, 1976. These applications were distributed as a result of 1,639 telephone calls and 445 personal requests at 440 Turk Street. To date, 1,135 mail solicitations have been sent to real estate offices and property management companies requesting their list of available properties to which Section 8 applicants might be directed. As of Tuesday, March 9, 1976, the Authority had received 1,276 applications for the Section 8 program, 267 elderly applications and 1,009 family applications.

Two briefing sessions are scheduled for March 16th at which 18 elderly applicants and 18 family applicants will be given their Certificates of Family Participation after the training period. Ms. Judy E. McCabe, President of PHTA asked why so few applicants were scheduled for the training session, how many of these were "very low income" and if future training sessions had been scheduled. Chief of Leased Housing, Mr. John Callahan, stated the training sessions are expected to take at least two hours each, and that a smaller group will be better able to discuss and review the complete program, that approximately 65% of all the applicants are in the very low income category, and that future sessions will be scheduled after determining the effectiveness of the first.

9. NEW BUSINESS:

None.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:25 A.M.

Acting Chairman

ATTEST:

Acting Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 25, 1976

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:00 A.M., Thursday, March 25, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Dr. Amancio G. Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Rev. Hamilton Boswell, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Executive Director, Secretary
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II, stated that the visitors present would be acknowledged in the minutes of the meeting. The visitors present were:

Ms. Judy McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. A. Birmingham, PHTA, Sunnydale
Mr. Edward Montoya, PHTA, Bernal Dwellings
Ms. Rebecca Purnell, PHTA
Ms. Mandy Brown, Hunters Point
Ms. Lillian Robinson, PHTA, Hunters Point A
Ms. Florine Johnson, Hunters Point A
Ms. Sarah Kindle, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Melva Trask, Tenants for Action
Ms. Pat Lee, Tenants for Action
Ms. Judy Sowell, Tenants for Action
Ms. Frankie M. Gates, Tenants for Action
Ms. Bobbie Barton, Tenants for Action
Ms. Mylie Durham, Tenants for Action
Ms. Frankie L. Kilpatrick, Tenants for Action
Ms. Brenda Bradley, Tenants for Action
Mr. Dale Rascoe, Black Panther News Service
Mr. Carlton Jones, Sun Reporter Newspaper
Mr. Bob Sutton, KGO-TV
Mr. John Brian, KGO-TV
Mr. Terry Collins, KPOO-FM

Mr. David Prowler, Human Rights Commission
Mr. Ted Schade, KPFA Radio
Mr. Claud Mann, KTVU
Ms. Alina Beard, League of Women Voters
Mr. Donald Canter, San Francisco Examiner
Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Anthony White
Mr. Ernest Oliver
Mr. Hank Wilson
Mr. Louis T. Masterson

3. APPROVAL OF AGENDA:

Commissioner Walter moved the Agenda be the Agenda of the Day and suggested the Commission adhere to the Agenda as closely as possible. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Commission Meeting of March 11, 1975, as distributed, be approved. Commissioner Helpman seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING: SECOND AND THIRD SERIES

Secretary stated bids were received March 23, 1976 for the Second and Third Series, 1976 Group Financing for the amount of: Second Series $6,933,000 - Third Series $31,829,000. The bids ranged from a low of 2.71% to a high of 3.20%.

The successful bidders were:

	Amount	Interest	Premium
Second Series:			
The Bank of New York	$ 6,933,000	2.71	0
Third Series:			
Morgan Guaranty Trust, et. al.	$31,829,000	2.98	904

Other bids were as follows:

Second Series

Manufacturers Hanover Trust	$ 450,000	2.75	0
Bank of America, et al	$ 6,933,000	2.76	190
United California Bank	$ 6,933,000	2.79	64
Wells Fargo Bank, et. al.	$ 6,933,000	2.81	50
Chase Manhattan Bank	$ 6,933,000	2.81	6
The First National City Bank	$ 6,933,000	2.82	115
First National Bank in Dallas	$ 6,933,000	2.84	0
Chemical Bank	$ 6,933,000	2.85	91

Third Series

United California Bank	$31,829,000	2.98-3.06	0
Bank of America, et. al.	$31,829,000	3.02	1607
Chemical Bank	$31,829,000	3.08	406
Wells Fargo Bank/Crocker National	$31,829,000	3.09-3.20	0
First National Bank in Dallas	$31,829,000	3.12-3.15	0

Secretary concluded by stating the interest rates reflect a downward trend in interest rates in the current market.

7. REPORT OF COUNSEL:

Counsel John E. Sullivan stated the litigation regarding countertops which had been installed at Holly Courts, Sunnydale and Westside Courts during a modernization program had been concluded. The Housing Authority is to receive a credit of $14,000 from the original contract, the countertop manufacturer is to contribute $7,500 and that particular section of the litigation is resolved at this time.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary presented a status report regarding the Target Projects Program which included references to the City's proposal to the U. S. Department of the Navy regarding use of the Naval Shipyard Inchon Village housing, meetings of the Ad-Hoc Advisory Council and its sub-committee on Security, a meeting with the Park and Recreation Department regarding the best future utilization of the Milton Meyer Recreational Facility and an April 1, 1976 deadline for submission of the Authority's revised TPP budget.

Secretary stated the matter of the use of the Hunters Point Naval Shipyard is currently being reviewed by Mr. Eugene Nunnally, Director of the Office of Disposition of all surplus Navy property and Mr. Roger Satler, Regional Director of the Navy's Office of Economic Property Utilization. Controller, Mr. Kenneth C. Cavanaugh, had this morning spoken with each of the men who assured him that information as it developed would be transmitted to the Authority and the Mayor's Office by telephone.

SECTION 8:

Secretary presented an updated status report regarding the Section 8 program. As of the close of business on Friday, March 19, 1976 the Authority had received a total of 1,540 informational applications, 1,176 family applicants and 364 elderly applicants. The first briefing sessions were held on March 16, 1976 which resulted in the issuance of 17 family certificates and 14 elderly certificates, all of which fell within the "very low income" classification. Of the 1,135 mail solicitations sent to real estate offices and property management companies, 48 requests have been received for owner's brochures. Of that number, 26 indicated an interest in the Section 8 existing housing program and may have properties to which Section 8 applicants can be directed.

Commissioner Wallace asked what the difference was between the last status report and the one just presented. Acting Chairman Byrnes asked why only 31 certificates had been issued. Deputy Executive Director responded to both questions by stating the review of the briefing sessions had not been contained in the previous report and that a number of steps must be taken by Staff prior to a briefing session, such as talking with each applicant, verifying income, and processing the applications. Deputy Executive Director extended an invitation to the Commissioners to attend any of the briefing sessions to better acquaint themselves with the program and the time involved in issuing certificates.

Ms. Melva Trask of the Tenants for Action Group addressed the Commission and asked when a second survey would be taken in the TPP area. She indicated that the first survey was "inadequate" in that the questions asked were "incorrect". Deputy Executive Director responded that Staff is still analyzing the results of the first survey, and that each family would be re-contacted to obtain more detailed information with the advent of the temporary moving process. Ms. Trask referenced the results of a survey which had been taken at the mass meeting of February 10th and which had been presented to the meeting at the end of the day. Deputy Executive Director responded that that particular survey was "very preliminary".

Ms. Trask continued by asking what had happened to some $7 Million which was "missing". Mr. Kane responded that there was no $7 Million "missing", that the money has been committed to the program by HUD and that the entire amount is available to the Housing Authority for the TPP Program. Mr. Scott stated the Authority is in the process of revising the TPP budget which will be done by April 1st. Ms. Trask asked if the entire $15 million allocated for the TPP program "is in the same bank account" and stated that no tenant or tenant leader had received a copy of the revised budget. Mr. Scott replied that $2.1 Million of the TPP funds are in the hands of the City and County of San Francisco and the remaining funds are at HUD.

Ms. Trask stated the Authority had indicated the use of Inchon Village as a temporary housing resource was to have been resolved by March 15. Mr. Scott responded that March 15 was a projected date and that it was not known that the Navy would ask for proposals for the use of the Navy Shipyard and that the projected date given to the tenants is a matter of record. Ms. Trask did not accept the explanation. Secretary stated that until such time as the Authority is notified by the Navy, there is nothing to do but wait, that the Authority does not set the Navy's time table, that the Navy is the Department which will provide the answers. Secretary stated that he had just been handed a memorandum stating that the Controller had just spoken with Mr. Nunnally of the Navy who said a letter is on its way to Mayor Moscone outlining the Navy's proposal for the use of the shipyard as a temporary housing relocation resource for the Authority's TPP program. Secretary stated: "They have indicated they want to approve it. Now there is some movement."

Ms. Judy McCabe, President of PHTA, addressed the Commission and referred to Ms. Trask's earlier statement regarding the "missing $7 Million". Ms. McCabe stated she had in her possession a copy of a letter from HUD addressed to Mr. Kane regarding the TPP Part B application which stated in part "...because of the problems in time delays in implementing...we are temporarily putting in abeyance $7,800,000 in modernization funds". Ms. McCabe stated she had tried to find out what the letter meant but that she had been unable to get an answer. She further stated that no one had informed the Ad-Hoc Advisory Council of this letter, that the letter had instructed the Housing Authority to resolve its relocation problems in the TPP area, and that no tenant had been contacted regarding this matter either. Secretary responded that "abeyance" means that the money has not been sent back, that it is still committed to the Authority, but that HUD, because of time delays in implementing the program, has agreed to amend the Authority's ACC contract when the program begins to progress and not before. The money is still available to the Authority. Secretary stated Mr. Robert Baida, Regional Administrator of HUD had informed the Central Office of HUD that the Authority is moving along on schedule and that the money could be committed as soon as June 30, 1976.

Ms. McCabe again stated that no one had contacted the Ad-Hoc Advisory Council regarding the revision of the TPP budget and that the Council is being misused, that HUD itself had issued a document which stated that the tenants should have as much input to such matters as possible. Ms. McCabe continued by stating that she has a rough draft of the "tenant selection criteria" and that tenants will be selected "out" if they are alcoholics, drug abusers or are unable to live independently, and if these criteria are correct, will TPP tenants be affected. Mr. Scott, responded that TPP area tenants already in residence "do not have to be selected in". Ms. McCabe stated the document will be in effect and tenants who are temporarily moved out of the TPP area will not be able to "get back in".

Commissioner Wallace moved that the Staff of the Agency meet with the residents of the TPP area and bring them up to date as "a lot of us do not know what is going on" and if such a meeting is not held, "this will blow completely apart". Mr. Scott stated Staff has no objection to such a meeting.

Evelyn Darnes, Vice President, PHTA, stated she has been asking for a budget but has not been able to get one from anyone at the Housing Authority. Now it is being revised and she never saw the first one.

Acting Chairman stated Commissioner Wallace had made a motion that the staff meet with the tenants. Commissioner Walter suggested that staff meet with the tenants prior to Commission Meetings. Commissioner Ergina seconded the motion. Unanimously passed.

Ms. Florine Johnson, President of the Hunters Point Tenants Association, stated the tenants are tired of coming to Commission Meetings and not being told anything and asked when something is going to happen. Acting Chairman stated Mr. Johnson's concerns would be discussed at the tenant meeting.

Ms. Darnes stated she no longer wants to meet with Mr. Scott but with the Executive Director. Secretary stated that as the Executive Director of the Authority, "I am to direct all of the activities of the Authority. It does not mean that I have to attend a meeting here or there. We have staff in this Authority and certain jobs are delegated to certain people on the Staff with all and complete authority to act for the Executive Director in gathering material to get to the policy making board, the Commission. I have met over the years with many groups of people. I am willing to meet again. I will meet with this group, with Mr. Scott, so that Mr. Scott will be aware of what transpires for the purpose of implementing matters of policy." Secretary continued by stating Mr. Scott is a "capable, highly qualified executive in the Authority and is recognized around the country". Mr. Kane stated he hoped the tenants understand the position of the Executive Director and Deputy Executive Director. Mrs. Darnes then asked for Mr. Kane's resignation, and was ruled out of order.

Ms. Trask again spoke and referenced a meeting which was supposed to have taken place between the Housing Authority's counsel and her attorney, which never took place, and demanded the meeting with the Executive Director and the tenants be set at the Commission Meeting. Ms. Trask continued by stating she had a final matter to bring up with the Commission, the matter of evictions. Ms. Trask stated that the Authority had stopped evictions in the TPP areas but staff was now calling tenants to see if they want to transfer to another project. She then presented a situation in which a TPP tenant's rent had been increased to $220 per month. Deputy Executive Director responded to Ms. Trask's statements. The Housing Authority does not initiate transfers, the tenant does. The Authority is still evicting in the TPP area and will continue to do so when a writ of possession is issued by the Court. The policy remains constant; if the tenant owes back rent and does not comply with the provisions to repay the amount, then the tenant is evicted no matter where they live. Both the Secretary and Deputy Executive Director stated they do not believe a tenant in the TPP area is paying $220 per month and suggested that Ms. Trask present the details to the best of her knowledge in writing. The matter will be investigated and she will receive a written reply.

The meeting with the TPP area tenants was set for 1:00 P.M., April 1, 1976 at 440 Turk Street.

Ms. Trask then attempted to continue her presentation. Acting Chairman stated Ms. Trask had had enough time, that if she had additional matters to bring before the Commission, she should request to appear on a future agenda and that if her concerns centered around the TPP program, they would be discussed at the meeting April 1. A general disruption took place during which a gentleman unknown to the Commission stated that the Commissioners were "passing the buck", that they obviously did not know what was going on and that he had some "fifteen to thirty" concerns and that if he asked to appear on the agenda would the Commissioners grant him three hours time.

Throughout the entire exchange as documented above, Acting Chairman repeatedly attempted to conduct the meeting according to procedure but was constantly interrupted by members of the audience. At the conclusion of the above-referenced disruption, the meeting continued.

CENTRAL CORPORATION FACILITY:

Following Resolution introduced by Commissioner Walter:

RESOLUTION NO. 2024

* * * * * * * * * *

RESOLUTION RESCINDING RESOLUTION NO. 1658 (RELATIVE TO THE LOCATION OF A CENTRAL CORPORATION YARD) AND DIRECTING THE EXECUTIVE DIRECTOR TO OBTAIN BUILDING FOR A CENTRAL CORPORATION FACILITY

* *

RESOLUTION NO. 2024

* * * * * * * * * *

RESOLUTION RESCINDING RESOLUTION NO. 1658 (RELATIVE TO THE LOCATION OF A CENTRAL CORPORATION YARD) AND DIRECTING THE EXECUTIVE DIRECTOR TO OBTAIN BUILDING FOR A CENTRAL CORPORATION FACILITY

* *

WHEREAS, at its regular meeting held on December 7, 1967, this Authority adotped Resolution No. 1578 approving a modernization program; and

WHEREAS, on April 24, 1969, this Authority, by Resolution No. 1658, authorized construction of a Central Corporation Yard at Weldon and Rickard Streets, San Francisco, California; and

WHEREAS, the land for the proposed Corporation Yard was purchased by this Authority; and

WHEREAS, the Authority twice invited public bids to construct a Corporation Yard; and

WHEREAS, in both public bid offerings the proffered construction costs exceeded Modernization monies available; and

WHEREAS, the Authority therefore requested and was authorized by the Department of Housing and Urban Development to purchase an existing building for a price within the Authority's Modernization budget limitations; and

WHEREAS, the Authority has found an existing property at 1851 Egbert Avenue, for sale, and has had it appraised by a qualified appraiser approved by the Department of Housing and Urban Development; and

WHEREAS, the property at 1815 Egbert Avenue can be purchased for substantially less than the appraised value, and within Modernization funds available:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Resolution No. 1658 is hereby rescinded.

II. That the Executive Director be authorized to enter into a purchase agreement for the land and improvements commonly known as 1815 Egbert Avenue, San Francisco, California, and to execute all documents

required to accomplish the same.

III. That should any conflict arise between this Resolution and any other Resolution of this Authority adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Walter moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Mr. Stephen Walter
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Rev. Hamilton Boswell

Acting Chairman declared said Resolution adopted.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2025

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO HONOLULU, HAWAII
TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL
COUNCIL'S 35TH ANNUAL CONFERENCE, MAY 14-20, 1976

* *

RESOLUTION NO. 2025

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO HONOLULU, HAWAII TO ATTEND THE NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL'S 35th ANNUAL CONFERENCE, MAY 14-20, 1976

* *

WHEREAS, the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials will hold its 35th Annual Conference at the Hilton Hawaiian Village in Honolulu, Hawaii, May 14-20, 1976; and

WHEREAS, this Authority deems that the attendance of such Commissioners and Staff as the Commission and Executive Director may indicate at the Annual Conference is essential to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to Honolulu, Hawaii to attend the Pacific Southwest Regional Council's Annual Conference, May 14-20, 1976.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:		NAYS:	None
	Mrs. Joan Byrnes		
	Mr. Stephen Walter		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mrs. Cleo F. Wallace		Rev. Hamilton Boswell
	Mr. Martin Helpman		

Acting Chairman declared said Resolution adopted.

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2026

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND A CONFERENCE SPONSORED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY, APRIL 5-6, 1976

* *

RESOLUTION NO. 2026

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND A CONFERENCE SPONSORED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY, APRIL 5-6, 1976

* *

WHEREAS, the Department of Housing and Urban Development in conjunction with the Office of Fair Housing and Equal Opportunity will hold a Conference in Washington, D. C., April 5-6, 1976 entitled "Making it Work for Women"; and

WHEREAS, the purpose of the Conference is to provide a forum to educate women about the impact of housing and community development programs on women; and

WHEREAS, this Authority deems that the attendance of such Commissioners and Staff as the Commission and Executive Director may indicate at the above referenced Conference is essential to the conduct of its low-rent public housing operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to Washington, D. C., to attend the jointly-sponsored Conference.

II. That travel time, expense and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Walter seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Mr. Stephen Walter
Dr. Amancio Ergina
Mrs. Cleo F. Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Rev. Hamilton Boswell

Acting Chairman declared said Resolution adopted.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 11:00 A.M.

Acting Chairman

ATTEST:

Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held:
Thursday, April 29, 1976

Townehouse Hotel
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M. on regular meeting date of Thursday, April 22, 1976, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M. Thursday, April 29, 1976.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Townehouse Hotel, 8th and Market Streets, San Francisco at 10:00 A.M., Thursday, April 29, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Mr. Stephen Walter, Commissioner
Dr. Amancio Ergina, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Rev. Hamilton Boswell, Commissioner
Mrs. Cleo F. Wallace, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Executive Director and Secretary
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II, acknowledged the visitors:

Rev. Dr. A. C. Ubalde, Jr., Bethany United Methodist Church
Ms. Brenda Ray, PHTA
Ms. Florine Johnson, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Mandy Brown, Hunters Point
Mr. T. Howard
Ms. Laura Aldridge, PHTA
Mr. Chester Hartman, Common Sense Newspaper
Mr. Donald Canter, San Francisco Examiner
Mr. Marshall Kilduff, San Francisco Chronicle

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the Agenda be the Agenda of the Day. Commissioner Helpman seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Commission Meeting of March 25, 1976, as distributed, be approved. Commissioner Helpman seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

POLITICAL INTERNSHIP PROGRAM:

Secretary read a letter from Mr. Marc G. McLeod of the University of California, Berkeley, which expressed the University's appreciation for the Housing Authority's participation in the Political Internship Program. Secretary stated it has long been the policy of the Commission to participate in student programs, that the young people's interest in government has been most gratifying and that he hopes more young people will consider a government-service career.

6. REPORT OF SECRETARY:

"MAKING IT WORK FOR WOMEN":

Secretary stated Commissioners Byrnes and Wallace and several members of PHTA had attended the HUD-sponsored conference entitled "Making it Work for Women" in Washington, D. C., April 5-6, 1976.

Commissioner Byrnes stated the Conference concerned discrimination against women by financial institutions, employers and landlords. The Commissioner stated women today no longer need to accept such discrimination and can "fight" such situations through individual law suits, class action suits and group pressure from community organizations. Commissioner Byrnes stated both she and Commissioner Wallace enjoyed the Conference and were proud to wear the buttons which had been presented to each participant. The button reads: "A Woman's Place is in the House and in the Senate".

Commissioner Byrnes continued by stating she and Commissioner Wallace had met with Staff in the Department of the Navy regarding the Inchon Village situation and its possible use as a temporary rehousing source for the TPP program. The Commissioners also met with Congressman Philip Burton who supports the Housing Authority's quest for the temporary housing. Commissioner Byrnes stated she is optimistic about the Housing Authority's "chances" to secure the housing units and was encouraged by her meetings with the interested parties.

Secretary stated the Housing Authority had received a copy of a letter addressed to Mayor Moscone from J. William Middendorf, Secretary of the Navy. The letter was dated April 6, 1976 and indicated a decision would be made regarding the disposition of the Navy Shipyard properties "in about four weeks". Secretary stated the Housing Authority would soon be in a position to know of that decision.

SECOND ANNUAL GERONTOLOGICAL SOCIETY MEETING:

Secretary stated Miss Effie Robinson, Director, Senior Citizens Social Services, had participated in the Gerontological Society's Second Annual Conference in San Diego, March 28-30, 1976 and that her report had been presented to each of the Commissioners. Secretary stated the many participants in the meetings reflects the growing interest in the aging population, and the need to provide services which will aid senior citizens in their adjustment to new life styles and surroundings.

7. REPORT OF COUNSEL:

Counsel stated his office has spent a great deal of time on the revisions to the Lease and Grievance procedures and the review of various regulations being issued by HUD.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary presented a status report regarding the Target Projects Program. Effective May 10, 1976, a TPP Information Center will be located at 90 Kiska Road. The Center is designed to make available to TPP-Area residents all information pertaining to the Target Projects Program. Because of the strike situation, several meetings regarding the TPP program were cancelled and rescheduled. On April 22, 1976, TPP Staff met with a group of architects which produced a unique architectural concept. On April 23, 1976 Staff met with the Mayor's Office of Community Development to discuss the initial draft of the Rehousing Policy. The Ad-Hoc Advisory Council met on April 26, 1976 to discuss the draft Rehousing Policy and the TPP Information Center.

As a result of a demand by Frederick Furth, Attorney for the Tenants for Action, to meet prior to implementation of a follow-up Survey, the meeting was held on April 27, 1976. In addition to members of the Ad-Hoc Advisory Council, Housing Authority Staff and tenant leaders, participants included Mr. Fred Furth, Attorney for Tenants for Action, Mr. James Jaquet and Mr. Dave Cincotta, Mayor's Office of Community Development, Ms. Jean King, HUD Area Counsel, Mr. Barney Deasy, Deputy for Housing Management, HUD Area Office, Mr. Ted Hodkowski, HUD Area Office and Rev. A. Cecil Williams.

It was decided by the participants and agreed to by the Executive Director that the follow-up survey would be implemented immediately using a revised questionnaire which will reflect increased tenant participation. It was also greed that the Housing Authority Staff will ascertain the feasibility of having remodeled units available for the thirty-one families who currently reside in the buildings scheduled for demolition, which would result in a one-time move. Mr. Furth agreed to withdraw his threat of litigation upon completion of the Housing Authority's investigation.

9. NEW BUSINESS:

TRAVEL:

Following group of Resolutions introduced by Commissioner Walter.

Telephone poll of the Commissioners conducted on April 16, 1976.

RESOLUTION NO. 2027

* * * * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO PASADENA, CALIFORNIA
APRIL 22-23, 1976 AND YUMA, ARIZONA, APRIL 23-24, 1976
TO PARTICIPATE IN THE NAHRO SOUTHERN CALIFORNIA CHAPTER
ANNUAL CONFERENCE AND THE NAHRO ARIZONA CHAPTER ANNUAL
CONFERENCE

* *

RESOLUTION NO. 2027

* * * * * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO PASADENA, CALIFORNIA APRIL 22-23, 1976 AND YUMA, ARIZONA APRIL 23-24, 1976 TO PARTICIPATE IN THE NAHRO SOUTHERN CALIFORNIA CHAPTER ANNUAL CONFERENCE AND THE NAHRO ARIZONA CHAPTER ANNUAL CONFERENCE.

* *

WHEREAS, the Southern California Chapter of the Pacific Southwest Regional Council of NAHRO will hold its Annual Conference in Pasadena, California on April 22 and 23, 1976; and

WHEREAS, the Arizona Chapter of the Pacific Southwest Regional Council of NAHRO will hold its Annual Conference in Yuma, Arizona on April 23 and 24, 1976; and

WHEREAS, the Deputy Executive Director is the President of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, the Deputy Executive Director has been invited to participate in a retirement ceremony for the Administrator of the Redevelopment Agency of the City of Los Angeles at the Southern California Chapter Annual Conference; and

WHEREAS, the Deputy Executive Director has been invited to deliver a luncheon address at the Arizona Chapter Annual Conference; and

WHEREAS, the travel expenses of the Deputy Executive Director will be paid by the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at the Southern California Chapter and Arizona Chapter Annual Conferences is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Deputy Executive Director be authorized to travel to Pasadena, California and Yuma, Arizona for the purpose of attending the aforementioned meetings.

II. That travel expenses for the Deputy Executive Director be paid by the Pacific Southwest Regional Council of NAHRO.

III. That this resolution shall become effective immediately.

TRAVEL:

Telephone poll of the Commissioners conducted on April 16, 1976.

RESOLUTION NO. 2028

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C., APRIL 21-23, 1976 TO ATTEND NAHRO'S BOARD OF GOVERNORS MEETING AND HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE MEETING

* *

RESOLUTION NO. 2028

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C., APRIL 21-23, 1976 TO ATTEND NAHRO'S BOARD OF GOVERNORS MEETING AND HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE MEETING

* *

WHEREAS, the National Association of Housing and Redevelopment Officials held its Board of Governors meeting in Washington, D. C., April 22, 1976; and

WHEREAS, the National Association of Housing and Redevelopment Officials held its Housing Management and Maintenance Committee meeting in Washington, D. C., April 22-23, 1976; and

WHEREAS, the Executive Director is a past President of NAHRO and a member of the Board of Governors; and

WHEREAS, the Controller is a member of the Housing Management and Maintenance Committee and Chairman of its Standing Subcommittee on Performance Funding; and

WHEREAS, this Authority deemed that the attendance of the Executive Director and Controller at the aforementioned meetings in Washington, D. C., was essential to the conduct of its low-rent projects operations; and

WHEREAS, a telephone poll of the Commissioners was conducted on April 16, 1976 to secure approval of this travel.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director and Controller's travel to Washington, D. C., to attend the aforementioned meetings be ratified.

II. That travel time, expenses and per diem for the Executive Director and Controller be allowed in accordance with the travel policy of this Authority.

III. That this ratification shall become effective immediately.

TRAVEL:

RESOLUTION NO. 2029

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND NAHRO'S STEERING COMMITTEE MEETING, JUNE 24-25, 1976 AND NAHRO'S NEW ENGLAND REGIONAL COUNCIL'S ANNUAL CONFERENCE IN NEW HAMPSHIRE, JUNE 26-29, 1976

* *

RESOLUTION NO. 2029

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND NAHRO'S STEERING COMMITTEE MEETING, JUNE 24-25, 1976 AND NAHRO'S NEW ENGLAND REGIONAL COUNCIL'S ANNUAL CONFERENCE IN NEW HAMPSHIRE, JUNE 26-29, 1976

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Steering Committee Meetings in Washington, D. C., June 24-25, 1976; and

WHEREAS, NAHRO's New England Regional Council will hold its Annual Conference in New Hampshire, June 26-29, 1976; and

WHEREAS, the Executive Director is a Past President of NAHRO, a member of its Board of Governors and a member of its Steering Committee; and

WHEREAS, the Executive Director has been invited to make a retirement presentation to Mr. William McCann, former Executive Director of the Dover, New Hampshire Housing Authority and long-time member of NAHRO's Board of Governors; and

WHEREAS, the New England Regional Council will pay a major portion of the travel expenses in the Executive Director's participation in the New England Regional Council's Annual Conference; and

WHEREAS, this Authority deems that the attendance of the Executive Director at the aforementioned meetings is essential to the conduct of its low-rent operation:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to Washington, D. C., and New Hampshire to attend the aforementioned meetings, June 23-30, 1976; and

II. That travel time, expenses and per diem be shared by the New England Regional Council for the Executive Director's participation in its Annual Conference.

III. That other travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

IV. That this Resolution shall become effective immediately.

Commissioner Walter moved the foregoing Resolutions be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes Mr. Stephen Walter Dr. Amancio Ergina Mr. Martin Helpman	NAYS:	None
		EXCUSED:	Mr. George Evankovich Rev. Hamilton Boswell Mrs. Cleo Wallace

Acting Chairman declared said Resolutions adopted.

RESIGNATION OF STEPHEN WALTER:

Commissioner Walter asked to address the Commission and made the following remarks.

Commissioner Walter stated this is the last meeting he will be attending as a Commissioner of the Housing Authority. His resignation has been on the Mayor's desk since the Mayor's election and the Mayor has not yet officially accepted the resignation or appointed a replacement. The Commissioner continued by stating that in looking around the room, the only person present who was in attendance when Mr. Walter become a Commissioner eleven and one-half years ago is Don Canter of the Examiner. The Commissioner referred to the leadership of the Commission at that time and stated: "We've come a long way since then." He continued by reminding both the Staff and the Commissioners that "the Commission is not here to run the Authority, Staff is to do that. I hope the Commission and the Commissioners will not become a sounding board for maintenance problems. If the Commission does not like the way things are done, then it is their job to fire the Director and get a new one. I have never felt this way. Eneas Kane has done a magnificent job in the time he has been here under very difficult circumstances. I have always supported him."

Commissioner Walter recommended that all Commissioners read the Housing Act of 1937 as amended. "Housing was supposed to be for old people and young families who could not get work. When the country went from the New Deal to Win-the-War posture, Housing Authorities lost the basic meaning of the Act. Most Housing Authority residents were poor families or war workers. After the War we came back to the original concept but Staff, the Commissioners and perhaps even the tenants have lost sight of it. Living in public housing is a stop-off place. It is supposed to give people a chance to get back into the private economy. We lose a lot of time and energy in bickering."

Commissioner Walter concluded by saying: "To the Staff, to the Commissioners and the Tenants, Good Luck and God Bless."

Acting Chairman on behalf of the Commission stated its appreciation of the many years of fine service Commissioner Walter had given to the Housing Authority. Acting Chairman stated an appropriate formal Resolution would be prepared commending Commissioner Walter for his service, and concluded by stating: "We all love you".

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:45 A.M.

Acting Chairman

ATTEST:

Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 27, 1976

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco at 10:00 A.M., Thursday, May 27, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT: Mrs. Joan Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. Stephen Walter, Commissioner

ABSENT: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Eneas J. Kane, Executive Director/Secretary
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Ms. Pauline Ruth, Economic Opportunity Council
Ms. Aline Beard, League of Women Voters
Ms. Louisa Campbell, Congressman Phillip Burton's Office
Mr. Joseph Topacio, Self
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Nofoaluma Tuiasosopo, Sunnydale Residents Association
Ms. Arnece Birmingham, Sunnydale
Ms. Frances Williams, Harbor Slope
Mr. Louise Yee, Ping Yuen Association
Ms. Florine Johnson, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Mandy Brown, Hunters Point
Ms. Jan Davis, Hunters Point A
Ms. Anita Bertrand, Self
Mr. James Richards, Family Steak House
Mr. Tom Harris, Family Steak House
Mr. Leroy Moon, Family Steak House

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Helpman seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Adjourned Regular Commission Meeting of April 29, 1976, as distributed, be approved. Commissioner Helpman seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCILS'S ANNUAL CONFERENCE: HONOLULU, HAWAII, MAY 14-20, 1976:

Secretary stated several Commissioners, members of Staff and representatives of PHTA had attended the Conference. Commissioner Wallace stated she enjoyed the Conference and noted particularly the remarks of former National President, Mr. John Williams, as they related to the residency of the Commissioners and staff, and those of the Executive Director of the Las Vegas Housing Authority who has initiated a program whereby residents are urged to register to vote when they make application for housing. Commissioner Wallace also stated there appeared to be more Commissioners at this Conference than had attended previous ones.

Commissioner Byrnes noted that the San Francisco Housing Authority had the largest tenant representation at the Conference. The Commissioner singled out the remarks of Senator Inouye of Hawaii, the keynote speaker at the opening session. The Senator cited the inadequate funding from the past two Administrations for public housing programs, and stated that the government is the largest "slumlord" in the country, and that the billions of dollars which are sent overseas should remain in this country to rebuild existing housing which, in turn, would create jobs and additional income for the cities throughout the nation. The Senator had concluded his remarks by stating: "Welfare does not produce jobs and revenue".

Commissioner Boswell stated he had not attended the Conference but was delighted to have learned that Mr. Walter L. Scott, II had been presented a plaque at the Conference commending him for his leadership of the Regional Council this past year. Commissioner Boswell read the plaque and asked that its contents be stated in the record. The Commission unanimously concurred and congratulated Mr. Scott.

> "The Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials honors Walter L. Scott, II, President, 1975-1976, for his outstanding and brilliant leadership in conducting our Council through a most successful year, for his fairness and ability in presiding as Chairman of the Executive Board, for his representing our Council so ably on the National Board of Governors. With deepest gratitude and warm affection, from the membership assembled here. Honolulu, Hawaii, May 19, 1976."

Secretary stated the Controller, Mr. Ken Cavanaugh, was the Moderator of a panel regarding the Performance-Oriented Funding System at the Conference. Prior to the workshop, the Controller had conducted a mail survey among Housing Authorities in the Pacific Southwest Region that operated conventional public housing programs to determine the effect of the new Performance-Oriented Funding System during its first year of implementation. Of particular significance was the concensus that most Housing Authorities felt too much time and money had been put into the system to justify its complete abandonment. Rather, it is hoped that several refinements to the system would render it more workable and more beneficial to Housing Authorities than in its present form. Secretary urged the Commissioners to review the results of the mail survey as presented in each Commissioner's folder.

Commissioner Byrnes commented on the effectiveness of NAHRO's educational efforts on behalf of public housing programs and urged the San Francisco Housing Authority to continue its active support of the organization for the benefit of the residents of public housing.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

NEW LIBERATION UNITED PRESBYTERIAN CHURCH:

Secretary presented a status report regarding the New Liberation United Presbyterian Church's request for use of Housing Authority land adjacent to Yerba Buena Plaza West. The Commission had authorized the Executive Director to begin negotiations with the Church at its meeting of March 11, 1976. Meetings were held on May 14 and May 26 with representatives of the Church to discuss the details of an agreement between the Housing Authority and the Church. The tenants of Yerba Buena Plaza will be presented with the final proposal prior to any action on the matter.

Commissioner Byrnes asked what services will be available to the tenants as a result of granting the request for use of space to the Church. Deputy Executive Director replied that the services normally provided by the Church will be available to the tenants of public housing on a non-denominational basis. Commissioner Boswell congratulated the Church for building its facility directly next to public housing. The Commissioner said the Church is to be commended for its obvious faith in public housing and its residents, unlike certain interests at Hunters Point which had refused to build facilities near public housing.

Ms. McCabe again questioned the procedure which would be used in making the Church's services available to public housing residents. Secretary responded that the time to go over the details of the plan would be at the tenant meeting which would take place in the near future with the Church officials. Commissioner Wallace suggested the Commission receive an updated status report after the joint meeting between the tenants and the Church officials.

TARGET PROJECTS PROGRAM:

Secretary presented a status report regarding the Target Projects Program which included references to the appointment of Marquis and Associates as the lead architectural firm in the implementation of the TPP, the follow-up survey among the residents of Hunters Point A East and West and a meeting with representatives of the Navy who indicated that the Inchon Village property in question had been declared excess and that there was no objection for the use of the property by the San Francisco Housing Authority as a temporary relocation resource under the TPP program. A meeting among the interested parties is being scheduled to negotiate a temporary lease agreement.

Commissioner Byrnes asked if any contact had been made with the Regional Water Control Board. Secretary responded that the Navy is taking full and complete charge of the sewer repairs that are necessary prior to use of the Inchon Village facilities by the San Francisco Housing Authority. Secretary stated that the best available information at this time indicates that the Housing Authority should have control of Inchon Village within thirty days.

SECTION 8 EXISTING HOUSING PROGRAM:

Secretary presented a status report regarding the Section 8 Existing Housing Program. The Authority has scheduled weekly briefing sessions for the program, after having had to cancel all briefing sessions during the strike. To date, 109 applicants have attended briefing sessions and have received certificates. Of the certificates issued, 83 are for families and 26 are for senior citizens. Thirteen certificate-holders have located housing, inspections have been completed and contracts have been signed. In response to HUD's invitation, an application for an additional 177 Section 8 untis is on the Mayor's desk for signature. Staff recommends adoption of the Resolution before the Commission this date which authorizes the Executive Director to enter into an Annual Contributions Contract for acceptance of the 177 additional units.

10. RECESS:

Acting Chairman temporarily recessed the meeting at 10:30 A.M. to be reconvened at the conclusion of the Annual Meeting.

* * * * * * * * * * * * *

The Commission of the Housing Authority of the City and County of San Francisco reconvened in regular session at the Office of the Authority, 440 Turk Street in the City of San Francisco at 10:40 A.M., Thursday, May 27, 1976.

1. ROLL CALL:

Meeting called to order by the Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Mrs. Joan Byrnes, Vice Chairman Rev. Hamilton T. Boswell, Commissioner Dr. Amancio Ergina, Commissioner Mrs. Cleo Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Mr. Stephen Walter, Commissioner
ABSENT:	Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Executive Director/Secretary John E. Sullivan, Counsel Members of Staff

9. NEW BUSINESS:

SECTION 8:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2030

* * * * * * * * * * * * * *

RESOLUTION APPROVING APPLICATION OF 177 SECTION EIGHT HOUSING UNITS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

RESOLUTION NO. 2030

* * * * * * * * * *

RESOLUTION APPROVING APPLICATION OF 177 SECTION EIGHT HOUSING UNITS UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by leasing existing standard units in the City and County of San Francisco by means provided under the Section Eight Program administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the preceding such Program is contingent on the allocation of such funds by the Department of HUD and the issuance of an invitation to the head of the local governing body to make application under the Section Eight Program for the needed units; and

WHEREAS, the Director of the San Francisco HUD Area Office did allocate funds, and did invite the Mayor of San Francisco, by letter dated May 7, 1976, to submit an application through the Mayor's designated Public Housing Agency (PHA) for 177 units of Section Eight housing to be provided by leasing of existing standard units in the City and County of San Francisco as authorized in the Housing and Community Development Act of 1974; and

WHEREAS, the Mayor of the City and County of San Francisco designated the Housing Authority of the City and County of San Francisco as the official PHA to prepare the application and administer the program.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized to enter into an Annual Contributions Contract with the Department of Housing and Urban Development for the necessary funds to provide 177 Section Eight units for occupancy by low and very-low income families in the City and County of San Francisco.

II. That this Resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Ms. McCabe, President, PHTA, questioned the ability of Housing Authority staff to process applications for additional 177 units when "only" 109 applicants have been processed out of a total application number of 2,024 for the Section 8 Program. Secretary responded that due to the strike, the Authority was unable to operate at full capacity but that there is no question that it now is able to handle processing for the additional units. For the record, Deputy Executive Director stated that one of the reasons the Section 8 Existing Program is so difficult throughout this Region and the nation is because it is a "finders-keepers" program and that the San Francisco Housing Authority's success rate is just as good if not better than other Housing Authorities in the Pacific Southwest Region.

Commissioner Boswell called for the question and moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		
	Mr. Martin Helpman	ABSENT:	Mr. George Evankovich

Acting Chairman declared said Resolution adopted.

MODERNIZATION:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2031

* * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF WINDOW GRILLES FOR THE MODERNIZATION OF PROJECT CAL 1-18(7) HAYES VALLEY

* *

RESOLUTION NO. 2031

* * * * * * * * * * * * *

RESOLUTION APPROVING THE PURCHASE OF WINDOW GRILLS FOR THE MODERNIZATION OF PROJECT CAL 1-18(7) HAYES VALLEY

* *

WHEREAS, on April 22, 1976, the Housing Authority of the City and County of San Francisco advertised for bids for the furnishing of Window Grilles for Project CAL 1-18(7) Hayes Valley; and

WHEREAS, on May 11, 1976, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

NAME OF BIDDER	TOTAL PRICE
Walnut Creek Sheet Metal & Furnace Co., Inc.	$25,672.90
Crown Iron Works	$29,065.00
National Metal Fabricators	$41,109.90
Iron Fabricators	$42,043.00

WHEREAS, after review of the latest Modernization Budget, it has been determined that the low bid received is within the approved budget:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

I. That the furnishing of Window Grilles for the Modernization of Hayes Valley be awarded to Walnut Creek Sheet Metal & Furnace Co., Inc.

II. This notice shall not constitute notice to the Supplier of the award of the Contract and no award shall be effective until the Supplier is given written notice thereof.

III. In accordance with the above conditions the Secretary-Executive Director is hereby authorized and directed to execute a Contract with Walnut Creek Sheet Metal & Furnace Co., Inc., on behalf of this Authority.

Both Commissioners Wallace and Boswell requested Staff to indicate the length of time it would take after passage of the Resolution to have the window grilles installed. Mr. Evert Heynneman, Chief of Planning, responded that upon award of the bid, the window grilles would be received within sixty days at which time the installation would begin. Commissioner Boswell stated that the firm would be in violation of its contract, then, if it did not produce the grilles within the allotted time.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton T. Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. Stephen Walter
	Mrs. Cleo Wallace		
	Mr. Martin Helpman	ABSENT:	Mr. George Evankovich

Acting Chairman declared said Resolution adopted.

10. ADJOURNMENT:

Acting Chairman declared the meeting be adjourned at 10:45 A.M.

Acting Chairman

ATTEST:

Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Annual Meeting Held:
Thursday, May 27, 1976
10:30 A.M.

440 Turk Street
San Francisco, California

The Thirty-Eighth Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco was held in the Office of the Authority at 440 Turk Street in the City of San Francisco, at 10:30 A.M., Thursday, May 27, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. Stephen Walter, Commissioner

ABSENT:
Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary, Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Ms. Pauline Ruth, Economic Opportunity Council
Ms. Alina Beard, League of Women Voters
Ms. Louisa Campbell, Congressman Phillip Burton's Office
Mr. Joseph Topacio, Self
Mrs. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Nofoaluma Tuiasosopo, Sunnydale Residents Association
Ms. Arnece Biringham, Sunnydale
Ms. Frances Williams, Harbor Slope
Ms. Louise Yee, Ping Yuen Association
Ms. Florine Johnson, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Mandy Brown, Hunters Point
Ms. Jan Davis, Hunters Point A
Ms. Anita Bertrand, Self
Mr. James Richards, Family Steak House
Mr. Tom Harris, Family Steak House
Mr. Leroy Moon, Family Steak House

3. COMMITTEE ANNUAL REPORTS:

FINANCE COMMITTEE:

Commissioner Ergina of the Finance Committee noted the Chairman of the Committee, Mr. Stephen Walter, was not present, and moved that the Report be made a part of the record. Commissioner Wallace seconded. Unanimously carried.

The Finance Committee Report is as follows:

"During SFHA Fiscal Year ending 9/30/75, HUD implemented a new "Performance Funding System" to determine the level of operating subsidies to support conventional low-rent public housing projects. The new PFS was first implemented for those LHA's with Fiscal Years starting on 4/1/75 and 7/1/75. Based on HUD's experience with the new PFS for LHA's involved with the 4/1/75 and 7/1/75 Fiscal Year start-up, HUD announced by HUD Housing Management Notice No. HM 75-42, dated 11/5/75, that changes were being made to the factors involved with the new PFS and that operating budgets for LHA's with Fiscal Years starting 10/1/75 were not to be submitted until further notice by HUD. Since SFHA has a 10/1/75 Fiscal Year starting date for the current year budget, SFHA complied with the HUD Notice of 11/5/75 to hold the budget submission until further notice was received from HUD.

The Federal Register dated 1/15/76 contained a notice from HUD that revisions had been completed to the PFS and the new factors were contained in the Federal Register with the exception of a "wages inflation factor" which was still not published and was still forthcoming from HUD.

In February, 1976, SFHA received the final material to complete the current year operating budgets, and submitted the recommended budgets to the SFHA Finance Committee on 2/18/76. The budgets were approved by the Finance Committee and adopted by Resolution of the full Commission, and submitted to HUD for approval under date of 2/26/76. The HUD Area Director approved the operating budgets on 3/31/76, leaving only six months of operations available, under the approved budgets, for the current Fiscal Year ending 10/31/76.

A comparison table is attached to show the differences between the actual operations of SFHA for the Fiscal Year ending 9/30/75 and the approved budgets for Fiscal Year ending 9/30/76.

In making the comparison between last year's actual operations and the current year approved budget, it should be pointed out that HUD's new PFS does not allow operating subsidies on the basis of "real need" factors. The new system relates cost allowances to the following factors which are not weighted to actual cost needs:

1. Square Root of population of City, or total area, served by the LHA.
2. Average number of bedrooms in the Authority units.
3. Square Root of weighted average age of project buildings.
4. Relative cost of operating LHA's within a HUD Region.
5. Weighted average height of buildings.

COMPARISON OF FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY BETWEEN ACTUAL OPERATIONS FOR FISCAL YEAR ENDING 9/30/75 AND APPROVED BUDGET FOR FISCAL YEAR ENDING 9/30/76

		ACTUAL OPERATIONS FOR FISCAL YEAR ENDING 9/30/75	APPROVED OPERATING BUDGETS FOR FISCAL YEAR ENDING 9/30/76
	OWNED LOW RENT PROJECTS (7132 UNITS)		
1.	Operating Receipts - Excluding HUD Contributions	$ 5,351,261	$ 5,291,220
2.	Total Operating Expenses	$10,692,582	* $12,339,850
3.	Deficit before HUD Operating Subsidy Contribution	$ 5,341,321	$ 7,048,630
4.	Reserves Contributed to Operating Deficit	$ 658,430	$ 551,941
5.	HUD Operating Subsidy Contributed to Deficit	$ 4,682,891	$ 6,496,689
6.	Operating Reserves at end of Fiscal Year	* $ 1,756,456	** $ 1,204,515 (Est.)
	LEASED HOUSING PROGRAM (1050 UNITS)		
1.	Operating Receipts - Excluding HUD Contributions	$ 695,479	$ 627,180
2.	Total Operating Expenses	$ 2,357,693	$ 2,368,870
3.	Deficit before HUD Contributions	$ 1,662,214	$ 1,741,690
4.	Basic HUD Contribution to Deficit	$ 1,275,014	$ 1,241,448
5.	Operating HUD Subsidy Contribution to Deficit	$ 592,542	$ 349,976
6.	Reserves Contributed to Operating Deficit	($ 205,342)	$ 150,266
7.	Reserves at end of Fiscal Year	$ 331,351	$ 183,085 (Est.)

* - Includes $1,155,000 of TPP Software Approved HUD Contribution

* - Includes Estimated TPP Software Expenses of $545,100

** - Includes Balance of TPP Software Expenses of $609,900

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY

CONVENTIONAL LOW RENT HOUSING PROGRAM
FISCAL YEAR ENDED SEPTEMBER 30, 1975

Operating Income:	
Rental Income	$ 5,110,546
Interest on Investment	$ 177,464
Miscellaneous Income	$ 63,251
Total Operating Income	$ 5,351,261
HUD Operating Subsidy	$10,034,152
Operating Expenses:	
Administration	$ 1,554,352
Tenant Services	$ 140,920
Utilities	$ 1,701,846
Ordinary Maintenance	$ 4,567,359
Non-Routine Maintenance	$ 43,774
Casualty Losses	$ 317,569
Protective Services	$ 218,447
General Expense	$ 2,073,147
Property Betterments and Additions	$ 17,326
Prior Year Adjustments	$ 57,842
Total Operating Expenses	$10,692,582
Net Operating Loss	($ 658,430) 1/

1/ Reduces Operating Reserve from $1,259,886 to $601,456.

Target Projects Program Subsidy of $1,155,000 is not reflected in above figures

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY

LEASED HOUSING PROGRAM
FISCAL YEAR ENDED SEPTEMBER 30, 1975

Operating Income:	
Rental Income	$ 690,636
Interest on Investments	$ 3,928
Miscellaneous Income	$ 915
Total Operating Income	$ 695,479
Basic HUD Contribution	$ 1,275,014
HUD Operating Subsidy	$ 592,542
Total HUD Contribution	$ 1,867,556
Total Operating Income plus HUD Contribution	$ 2,563,035

LEASED HOUSING PROGRAM: FISCAL YEAR ENDED SEPTEMBER, 1975 (CONTINUED)

Operating Expenses:

Administration	$ 368,100
Tenant Services	$ 60,273
Utilities	$ 1,710
Ordinary Maintenance	$ 6,672
Protective Services	$ 92,203
General Expenses	$ 93,760
Casualty Loss	$ 651
Rent to Owners	$ 1,726,979
Prior Year Adjustments	$ 7,345
Total Operating Expenses	$ 2,357,693
Net Surplus	$ 205,342 1/

1/ Increases Operating Reserve from $128,008 to $333,351

/s/ Stephen Walter

/s/ Amancio Ergina"

PERSONNEL COMMITTEE:

Commissioner Boswell presented the Personnel Committee's report for the year and noted that "nothing new is being proposed". The Commissioner moved the Report be made a part of the record. The motion was seconded by Commissioner Wallace. Unanimously carried.

The Personnel Committee's Report is as follows:

"The Personnel Committee, frequently meeting as a Committee of the entire Commission because of the broad nature of the matters brought before it, was deeply involved in the administration of the Housing Authority during the past year.

The most recent and most important of these matters resulted from a 41-day work stoppage by maintenance employees who left their jobs on April 2, 1976 in support of striking craft workers employed by the City and County of San Francisco.

Prior to the settlement of the walkout, on May 13, 1976, private contractors were used to maintain vital services to the project areas. Casual work forces composed of residents of public housing were formed, and under contract between the Authority and the Public Housing Tenants Association, substituted for laborers and residence caretakers.

Last year the Committee reviewed and approved plans for the layoff of more than 70 employees in a drastic cutback forced upon the Authority by fiscal restraints imposed by the Department of Housing and Urban Development. At the same time, maintenance employees who remained on the staff were cut back to a four-day week, an action made necessary by the need to conserve operating funds.

The Committee was again involved in the meet and confer process with union representatives of clerical and administrative employees. In this connection, a union request for an Agency Shop provision in the Memorandum of Agreement with the Authority was rejected for the second time.

A new Personnel Manual, prepared jointly by staff and technicians of the United States Civil Service Commission was reviewed and the Committee held hearings on several employee grievances.

/s/ Joan M. Byrnes

/s/ Hamilton T. Boswell"

SITE AND DESIGN COMMITTEE:

Dr. Ergina, Chairman of the Site and Design Committee presented the Committee's report and moved it be made part of the record. Commissioner Boswell moved that the report be amended to refer to the New Liberation United Presbyterian Church rather than "Reverend Williams' Church". Commissioner Ergina accepted the amended motion and seconded. Unanimously carried.

The Site and Design Committee report is as follows:

"A request was made by Reverend Hannibal A. Williams, D. Min., Pastor of the New Liberation United Presbyterian Church to relinquish a strip of land owned by the San Francisco Housing Authority. This land, containing approximately 2,600 square feet, is situated between the Yerba Buena Plaza Project and the New Liberation United Presbyterian Church. This matter was referred to the Site and Design Committee for recommendation.

An on-site inspection was made which resulted in certain recommendations. These recommendations were approved by the San Francisco Housing Authority Commission and forwarded to Technical Staff for implementation.

The Site and Design Committee also visited 1815 Egbert Street, which location was found acceptable for the purpose of a Central Operations Facility.

/s/ Martin Helpman

/s/ Amancio Ergina"

LEGISLATION COMMITTEE:

Commissioner Wallace presented the Legislation Committee's report and suggested that the Housing Authority pay particular attention to the reports being issued by the California State Housing Finance Committee. Commissioner Wallace moved that the Legislation Committee's Report be made part of the record. Commissioner Ergina seconded. Unanimously carried.

The Legislation Committee's report is as follows:

"The Committee, for the information of the Commission, has attached a status report on all housing-related legislation pending before the current session of the Legislature.

/s/ Cleo F. Wallace

/s/ Stephen Walter"

(Status Report is on file at the Housing Authority).

4. ELECTION OF OFFICERS:

Acting Chairman stated the current membership of the Commission had been polled regarding the Election of Officers. The unanimous conclusion was that due to the announced desire of certain Commissioners to resign from the Board, it would be better policy to postpone an election until such time as the new Commissioners have been appointed.

Commissioner Boswell moved that the Annual Meeting be recessed rather than adjourned until such time as the new Commissioners are appointed and confirmed by the Board of Supervisors and the Authority is so notified by the Office of the Mayor. Commissioner Wallace seconded the motion. Unanimously carried.

5. RECESS:

Acting Chairman declared the meeting be recessed at 10:40 A.M.

Acting Chairman

ATTEST:

Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Annual Meeting Held:
Thursday, May 27, 1976 Minutes
10:30 A.M.

440 Turk Street
San Francisco, California

The Thirty-Eighth Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco was held in the Office of the Authority at 440 Turk Street in the City of San Francisco, at 10:30 A.M., Thursday, May 27, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Mrs. Joan Byrnes, Vice Chairman Rev. Hamilton T. Boswell, Commissioner Dr. Amancio Ergina, Commissioner Mrs. Cleo Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Mr. Stephen Walter, Commissioner
ABSENT:	Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Secretary, Executive Director John E. Sullivan, Counsel Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Ms. Pauline Ruth, Economic Opportunity Council
Ms. Alina Beard, League of Women Voters
Ms. Louisa Campbell, Congressman Phillip Burton's Office
Mr. Joseph Topacio, Self
Mrs. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Nofoaluma Tuiasosopo, Sunnydale Residents Association
Ms. Arnece Birmingham, Sunnydale
Ms. Frances Williams, Harbor Slope
Ms. Louise Yee, Ping Yuen Association
Ms. Florine Johnson, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Mandy Brown, Hunters Point
Ms. Jan Davis, Hunters Point A
Ms. Anita Bertrand, Self
Mr. James Richards, Family Steak House
Mr. Tom Harris, Family Steak House
Mr. Leroy Moon, Family Steak House

3. COMMITTEE ANNUAL REPORTS:

FINANCE COMMITTEE:

Commissioner Ergina of the Finance Committee noted the Chairman of the Committee, Mr. Stephen Walter, was not present, and moved that the Report be made a part of the record. Commissioner Wallace seconded. Unanimously carried.

The Finance Committee Report is as follows:

"During SFHA Fiscal Year ending 9/30/75, HUD implemented a new "Performance Funding System" to determine the level of operating subsidies to support conventional low-rent public housing projects. The new PFS was first implemented for those LHA's with Fiscal Years starting on 4/1/75 and 7/1/75. Based on HUD's experience with the new PFS for LHA's involved with the 4/1/75 and 7/1/75 Fiscal Year start-up, HUD announced by HUD Housing Management Notice No. HM 75-42, dated 11/5/75, that changes were being made to the factors involved with the new PFS and that operating budgets for LHA's with Fiscal Years starting 10/1/75 were not to be submitted until further notice by HUD. Since SFHA has a 10/1/75 Fiscal Year starting date for the current year budget, SFHA complied with the HUD Notice of 11/5/75 to hold the budget submission until further notice was received from HUD.

The Federal Register dated 1/15/76 contained a notice from HUD that revisions had been completed to the PFS and the new factors were contained in the Federal Register with the exception of a "wages inflation factor" which was still not published and was still forthcoming from HUD.

In February, 1976, SFHA received the final material to complete the current year operating budgets, and submitted the recommended budgets to the SFHA Finance Committee on 2/18/76. The budgets were approved by the Finance Committee and adopted by Resolution of the full Commission, and submitted to HUD for approval under date of 2/26/76. The HUD Area Director approved the operating budgets on 3/31/76, leaving only six months of operations available, under the approved budgets, for the current Fiscal Year ending 10/31/76.

A comparison table is attached to show the differences between the actual operations of SFHA for the Fiscal Year ending 9/30/75 and the approved budgets for Fiscal Year ending 9/30/76.

In making the comparison between last year's actual operations and the current year approved budget, it should be pointed out that HUD's new PFS does not allow operating subsidies on the basis of "real need" factors. The new system relates cost allowances to the following factors which are not weighted to actual cost needs:

1. Square Root of population of City, or total area, served by the LHA.
2. Average number of bedrooms in the Authority units.
3. Square Root of weighted average age of project buildings.
4. Relative cost of operating LHA's within a HUD Region.
5. Weighted average height of buildings.

COMPARISON OF FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY BETWEEN ACTUAL OPERATIONS FOR FISCAL YEAR ENDING 9/30/75 AND APPROVED BUDGET FOR FISCAL YEAR ENDING 9/30/76

		ACTUAL OPERATIONS FOR FISCAL YEAR ENDING 9/30/75	APPROVED OPERATING BUDGETS FOR FISCAL YEAR ENDING 9/30/76
	OWNED LOW RENT PROJECTS (7132 UNITS)		
1.	Operating Receipts - Excluding HUD Contributions	$ 5,351,261	$ 5,291,220
2.	Total Operating Expenses	$10,692,582	* $12,339,850
3.	Deficit before HUD Operating Subsidy Contribution	$ 5,341,321	$ 7,048,630
4.	Reserves Contributed to Operating Deficit	$ 658,430	$ 551,941
5.	HUD Operating Subsidy Contributed to Deficit	$ 4,682,891	$ 6,496,689
6.	Operating Reserves at end of Fiscal Year	* $ 1,756,456	** $ 1,204,515 (Est.)
	LEASED HOUSING PROGRAM (1050 UNITS)		
1.	Operating Receipts - Excluding HUD Contributions	$ 695,479	$ 627,180
2.	Total Operating Expenses	$ 2,357,693	$ 2,368,870
3.	Deficit before HUD Contributions	$ 1,662,214	$ 1,741,690
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5.	Operating HUD Subsidy Contribution to Deficit	$ 592,542	$ 349,976
6.	Reserves Contributed to Operating Deficit	($ 205,342)	$ 150,266
7.	Reserves at end of Fiscal Year	$ 331,351	$ 183,085 (Est.)

* - Includes $1,155,000 of TPP Software Approved HUD Contribution

* - Includes Estimated TPP Software Expenses of $545,100

** - Includes Balance of TPP Software Expenses of $609,900

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY

CONVENTIONAL LOW RENT HOUSING PROGRAM
FISCAL YEAR ENDED SEPTEMBER 30, 1975

Operating Income:	
Rental Income	$ 5,110,546
Interest on Investment	$ 177,464
Miscellaneous Income	$ 63,251
Total Operating Income	$ 5,351,261
HUD Operating Subsidy	$10,034,152
Operating Expenses:	
Administration	$ 1,554,352
Tenant Services	$ 140,920
Utilities	$ 1,701,846
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Casualty Losses	$ 317,569
Protective Services	$ 218,447
General Expense	$ 2,073,147
Property Betterments and Additions	$ 17,326
Prior Year Adjustments	$ 57,842
Total Operating Expenses	$10,692,582
Net Operating Loss	($ 658,430) 1/

1/ Reduces Operating Reserve from $1,259,886 to $601,456.

Target Projects Program Subsidy of $1,155,000 is not reflected in above figures

FINANCIAL OPERATIONS OF SAN FRANCISCO HOUSING AUTHORITY

LEASED HOUSING PROGRAM
FISCAL YEAR ENDED SEPTEMBER 30, 1975

Operating Income:	
Rental Income	$ 690,636
Interest on Investments	$ 3,928
Miscellaneous Income	$ 915
Total Operating Income	$ 695,479
Basic HUD Contribution	$ 1,275,014
HUD Operating Subsidy	$ 592,542
Total HUD Contribution	$ 1,867,556
Total Operating Income plus HUD Contribution	$ 2,563,035

LEASED HOUSING PROGRAM: FISCAL YEAR ENDED SEPTEMBER, 1975 (CONTINUED)

Operating Expenses:

Administration	$ 368,100
Tenant Services	$ 60,273
Utilities	$ 1,710
Ordinary Maintenance	$ 6,672
Protective Services	$ 92,203
General Expenses	$ 93,760
Casualty Loss	$ 651
Rent to Owners	$ 1,726,979
Prior Year Adjustments	$ 7,345
Total Operating Expenses	$ 2,357,693
Net Surplus	$ 205,342 1/

1/ Increases Operating Reserve from $128,008 to $333,351

/s/ Stephen Walter

/s/ Amancio Ergina"

PERSONNEL COMMITTEE:

Commissioner Boswell presented the Personnel Committee's report for the year and noted that "nothing new is being proposed". The Commissioner moved the Report be made a part of the record. The motion was seconded by Commissioner Wallace. Unanimously carried.

The Personnel Committee's Report is as follows:

"The Personnel Committee, frequently meeting as a Committee of the entire Commission because of the broad nature of the matters brought before it, was deeply involved in the administration of the Housing Authority during the past year.

The most recent and most important of these matters resulted from a 41-day work stoppage by maintenance employees who left their jobs on April 2, 1976 in support of striking craft workers employed by the City and County of San Francisco.

Prior to the settlement of the walkout, on May 13, 1976, private contractors were used to maintain vital services to the project areas. Casual work forces composed of residents of public housing were formed, and under contract between the Authority and the Public Housing Tenants Association, substituted for laborers and residence caretakers.

Last year the Committee reviewed and approved plans for the layoff of more than 70 employees in a drastic cutback forced upon the Authority by fiscal restraints imposed by the Department of Housing and Urban Development. At the same time, maintenance employees who remained on the staff were cut back to a four-day week, an action made necessary by the need to conserve operating funds.

The Committee was again involved in the meet and confer process with union representatives of clerical and administrative employees. In this connection, a union request for an Agency Shop provision in the Memorandum of Agreement with the Authority was rejected for the second time.

A new Personnel Manual, prepared jointly by staff and technicians of the United States Civil Service Commission was reviewed and the Committee held hearings on several employee grievances.

/s/ Joan M. Byrnes

/s/ Hamilton T. Boswell"

SITE AND DESIGN COMMITTEE:

Dr. Ergina, Chairman of the Site and Design Committee presented the Committee's report and moved it be made part of the record. Commissioner Boswell moved that the report be amended to refer to the New Liberation United Presbyterian Church rather than "Reverend Williams' Church". Commissioner Ergina accepted the amended motion and seconded. Unanimously carried.

The Site and Design Committee report is as follows:

"A request was made by Reverend Hannibal A. Williams, D. Min., Pastor of the New Liberation United Presbyterian Church to relinquish a strip of land owned by the San Francisco Housing Authority. This land, containing approximately 2,600 square feet, is situated between the Yerba Buena Plaza Project and the New Liberation United Presbyterian Church. This matter was referred to the Site and Design Committee for recommendation.

An on-site inspection was made which resulted in certain recommendations. These recommendations were approved by the San Francisco Housing Authority Commission and forwarded to Technical Staff for implementation.

The Site and Design Committee also visited 1815 Egbert Street, which location was found acceptable for the purpose of a Central Operations Facility.

/s/ Martin Helpman

/s/ Amancio Ergina"

LEGISLATION COMMITTEE:

Commissioner Wallace presented the Legislation Committee's report and suggested that the Housing Authority pay particular attention to the reports being issued by the California State Housing Finance Committee. Commissioner Wallace moved that the Legislation Committee's Report be made part of the record. Commissioner Ergina seconded. Unanimously carried.

The Legislation Committee's report is as follows:

"The Committee, for the information of the Commission, has attached a status report on all housing-related legislation pending before the current session of the Legislature.

/s/ Cleo F. Wallace

/s/ Stephen Walter"

(Status Report is on file at the Housing Authority).

4. ELECTION OF OFFICERS:

Acting Chairman stated the current membership of the Commission had been polled regarding the Election of Officers. The unanimous conclusion was that due to the announced desire of certain Commissioners to resign from the Board, it would be better policy to postpone an election until such time as the new Commissioners have been appointed.

Commissioner Boswell moved that the Annual Meeting be recessed rather than adjourned until such time as the new Commissioners are appointed and confirmed by the Board of Supervisors and the Authority is so notified by the Office of the Mayor. Commissioner Wallace seconded the motion. Unanimously carried.

5. RECESS:

Acting Chairman declared the meeting be recessed at 10:40 A.M.

Acting Chairman

ATTEST:

Secretary

Minutes

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 10, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, at 10:00 A.M., Thursday, June 10, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio Ergina, Commissioner
Mrs. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary/Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II, acknowledged the visitors:

Mr. Donald Canter, San Francisco Examiner
Mr. Marshall Kilduff, San Francisco Chronicle
Ms. Lillian Robinson, Hunters Point A
Ms. Florine Johnson, President, Hunters Point A West
Ms. Mandy Brown, Hunters Point
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Evelyn Darnes, Vice President, PHTA
Mr. Joseph Topacio, Self
Mr. Edward Montoya, Bernal Dwellings
Ms. Louise Yee, Ping Yuen Residents Association

3. APPROVAL OF AGENDA:

Commissioner Boswell moved the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved the Minutes of the Regular Commission Meeting of May 27, 1976, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

Commissioner Wallace moved the Minutes of the Annual Meeting of the Commission held May 27, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

WESTERN ASSOCIATION OF NEIGHBORHOOD HEALTH CENTERS:

Commissioner Wallace stated she had attended the Western Association of Neighborhood Health Centers' Conference in Las Vegas, Nevada, and her attendance was sponsored by the Association. Commissioner Wallace stated many of the attendees had been concerned with the possibility of a National Health Program but that it is too soon to secure answers to the many questions which were being asked. The Association, largely through the efforts of the neighborhood health centers across the country, had compiled an impressive group of statistics regarding the health problems and concerns of the people served by the Centers. The interest in neighborhood health centers on the part of the participants in the Conference served to further the effectiveness of the Neighborhood Health Center program.

Commissioner Wallace concluded by referencing the Housing Authority's Special Counsel, Mr. Donald B. King's appointment to the California Superior Court Bench. The Commissioner extended her congratulations to Special Counsel and asked that the Commission receive a status report of the 1880 Pine Street situation, heretofore handled by Counsel King, prior to his initiation to the Bench. Acting Chairman instructed Staff to arrange for such a Status Report.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary presented a status report regarding the Target Projects Program. The Revised TPP Part B Application was hand-delivered to each Commissioner on May 27, 1976 and was mailed to the members of the Ad-Hoc Advisory Council on June 4. The Housing Authority reaffirmed the urgency of the Inchon Village situation via telegram to the Secretary of the Navy on June 4, 1975. Briefing sessions were held for Commissioners regarding the Revised package on June 8, 1976. Secretary concluded the report by stating that Staff recommends adoption of the three resolutions before the Commission regarding the TPP program, and which Resolutions had been reviewed in the Commission Briefing sessions.

Several tenants in the audience stated they had not received their informational packages until Tuesday of this week and that they had not had a chance to review the material. Commissioner Wallace noted that since there appeared to be no time constraints involved, consideration of the resolutions could be postponed.

Commissioner Boswell moved to table the three resolutions, and to remove them from the table for consideration at the next Commission Meeting on June 24, 1976. Commissioner Wallace seconded. Unanimously carried.

Secretary stated, in response to comments by both Commissioners Wallace and Boswell, that briefing sessions would be held for members of the Ad-Hoc Advisory Council prior to the next Commission Meeting and that Staff is ready to answer any questions regarding the document.

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2032

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO TO ATTEND THE NAHRO BOARD OF GOVERNORS MEETING AND NAHRO NATIONAL COMMITTEE MEETINGS, JULY 20-23, 1976

* *

RESOLUTION NO. 2032

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO TO ATTEND THE NAHRO BOARD OF GOVERNORS MEETING AND NAHRO NATIONAL COMMITTEE MEETINGS, JULY 20-23, 1976

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Board of Governors and National Committee meetings in Denver, Colorado, July 20-23, 1976; and

WHEREAS, the Deputy Executive Director, as Immediate Past President of the Pacific Southwest Regional Council of NAHRO, is a member of the NAHRO Board of Governors; and

WHEREAS, the Deputy Executive Director is a member of the Regional, Chapter and State Relations Committee; and

WHEREAS, the Deputy Executive Director is Chairman of the Minority Affairs Committee; and

WHEREAS, the Controller is a member of the Management and Maintenance Committee and Chairman of its Subcommittee on Performance Funding; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director and the Controller at the Board of Governors and National Committee Meetings of NAHRO is essential to the conduct of its low-rent housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Deputy Executive Director and the Controller be authorized to travel to Denver, Colorado, July 20-23, 1976 for the purpose of attending the aforementioned meetings.

II. That travel time, expenses and per diem for the Deputy Executive Director and the Controller be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Secretary stated the Deputy Executive Director and the Controller would be attending the NAHRO meetings in Denver.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton T. Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovi
	Mrs. Cleo Wallace		Mr. Stephen Walter
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Because of various commitments, the Commission unanimously agreed to hold its July meetings on July 8 and July 29, 1976, instead of July 8 and July 22, 1976.

Acting Chairman declared the meeting be adjourned at 10:15 A.M.

Acting Chairman

ATTEST:

Secretary

76

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 24, 1976

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, June 24, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Rev. Hamilton T. Boswell, Commissioner
Dr. Amancio Ergina, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Mrs. Cleo Wallace, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Mr. Walter L. Scott, II, Acting Executive Director/Acting Secretary
Mr. John E. Sullivan, Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Ms. Margaret Friedman, HUD
Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Donald Canter, San Francisco Examiner
Ms. Alina Beard, League of Women Voters
Ms. Judy E. McCabe, President, PHTA
Ms. Laura Aldridge, PHTA
Ms. Brenda Ray, PHTA
Ms. Diane Williams, PHTA
Ms. Nofoaluma Tuiasosopo, Sunnydale
Ms. Arnece Birmingham, Sunnydale
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Mandy Brown, Hunters Point A
Ms. Sarah Owens, Hunters View
Ms. Frances E. Williams, Harbor Slope
Mr. Richard Higgins, Bernal Tenants Association
Ms. Sharon Raybern, Bernal Tenants Association
Ms. Ora Lee Fowler

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the Agenda be the Agenda of the Day. Commissioner Helpman seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Boswell moved the Minutes of the Regular Commission Meeting of June 10, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

PUBLIC HOUSING TENANTS ASSOCIATION: ANNUAL ELECTION:

Acting Secretary announced the results of PHTA's Annual Election of officers. The election was held on June 16, 1976 for the 1976-1977 year.

President	Ms. Judy E. McCabe
1st Vice President	Ms. Evelyn Darnes
2nd Vice President	Mr. Edward Montoya
Corresponding Secretary	Ms. Jennie Hammond
Recording Secretary	Ms. Jannie Starks
Treasurer	Ms. Permeria Howard
Parliamentarian	Ms. Lillie Ransom

On behalf of the Commission, Acting Chairman congratulated the newly-elected officers and stated the Commission will look forward to working with the officers in the coming year.

6. REPORT OF SECRETARY:

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
RESIDENTIAL SECURITY SEMINAR, JUNE 15-16, 1976 :

Acting Secretary referenced a HUD-sponsored Conference regarding Residential Security which was held in Emeryville, June 15-16, 1976. Representatives of the Commission, PHTA and Housing Authority Staff attended. The Seminar presented a good overview as to what factors should be considered in planning a new housing project and approaches to improve the security of existing housing complexes.

BID RESULTS: GROUP FINANCING: FOURTH SERIES, 1976:

Acting Secretary announced bids were received June 15, 1976 for Fourth Series, 1976 Group Financing for the amount of $44,873,000. The bids ranged from a low of 2.95% to a high of 3.60%. The successful bidders were:

	Amount	Interest	Premium
Bank of America, et al	$39,000,000	2.95 to 3.03	$ 916.50
United California Bank	4,873,000	2.99	28.00
Mellon Bank, NA.	1,000,000	2.99	51.00
	$44,873,000		

Other bids were as follows:

Security Pacific National Bank	$ 5,000,000	3.07 to 3.11	21.00
Morgan Guaranty Trust	44,873,000	3.09 to 3.12	1,522.00
The Chase Manhattan Bank, N.A.	2,170,000	3.13	-0-
Pittsburg National Bank	44,873,000	3.17 to 3.21	1,260.00
Crocker National Bank, et al	44,873,000	3.25 to 3.60	-0-

The last bid opening on March 23, 1976 resulted in rates of 2.71% and 2.98%. The current rates reflect a slight upward trend in interest rates in the present market.

Commissioner Boswell suggested "Bid Results - Group Financing" be explained, "lest someone think we have $44 Million available".

Chief of Finance, Mr. Tom Moss, responded that the dollar amount on which the various banks bid represent notes issued to finance housing construction and modernization which had already taken place throughout the state. The money has been spent and no money will go to any Authority in the State as a result of the bidding procedure.

NATIONAL TENANTS ORGANIZATION:

Acting Secretary stated Commissioner Wallace had been asked to attend an emergency Executive Board Meeting of the National Tenants Organization to discuss strategy and procedures regarding the pending veto of Senate Bill No. 3295. The Commissioner will forward a written report of the Conference for the information of the Commission.

7. REPORT OF COUNSEL:

Counsel Sullivan stated his office had been concerned with the Resolutions regarding the TPP Program and the Conflict of Interest Code, all of which appear later on the agenda.

8. UNFINISHED BUSINESS:

SECTION 8 - STATUS REPORT:

Acting Secretary stated the Housing Authority has received to date, 2,251 applications for the Section 8 Housing Program (1,692 family and 559 senior citizens). Since the last Status Report, seven briefing sessions have been held and certificates have been issued to 372 applicants. Thirty certificate-holders have located housing, the inspections completed and the contracts signed. Additionally, there are twenty additional certificate-holders who have located housing and inspections are currently being made by the Housing Authority. Acting Secretary stated the Section 8 Program is "on schedule".

Commissioner Boswell asked if the Section 8 process could be accelerated, stating that only 30 certificate-holders had been housed. Acting Secretary responded that one of the drawbacks of the program is that it is a "finders-keepers" program in that the Housing Authority merely issues a certificate of eligibility and the tenant then must locate housing on his own. Acting Secretary suggested that perhaps additional advertising to publicize the fact that the program is still available to landlords and property managers would assist certificate-holders in locating suitable housing. Commissioner Boswell stated that if the private market is not responding to the needs of the certificate-holders, then perhaps the Authority should register a complaint with HUD, and particularly if the lack of response is due to discrimination against public housing tenants. Acting Secretary stated if the certificate-holder feels his rights have been violated under the Civil Rights Act of 1968 and the State Fair Employment Practices Laws, then suits should be filed.

Commissioners Byrnes and Boswell suggested the Housing Authority prepare a position paper stating the unresponsiveness of the private housing market to the needs of public housing residents and incorporate a "plan of action" therein. Staff was directed to prepare such a paper.

Commissioner Ergina asked what the total Section 8 allocation to the Housing Authority is at the present time. Acting Secretary responded that the Authority has received an allocation of 500 existing housing units from the Mayor's Office and is aware of an additional 600 units allocated for new construction in the Hunters Point Renewal area.

TARGET PROJECTS PROGRAM:

Acting Secretary presented the TPP Status Report. On June 10, 1976 the Commission had voted to table three resolutions relating to the Program pending review of the material by members of the Ad-Hod Advisory Council. On June 15, certified letters were sent to each of the 20 members of the Council advising of the briefing session which would be held on June 22, 1976 at 9:30 A.M. Nine Council members were present for the meeting which lasted until 1:00 P.M. that afternoon. Those present had expressed concerns relative to the TPP Part B Application, namely, tenant employment, the purchase of equipment and uniforms for maintenance workers in the TPP area and the need for social welfare services in the TPP office.

On June 23, 1976, the Housing Authority received a hand-delivered letter from the Steering Committee of PHTA stating its approval and support of the TPP program as a means to rehabilitate Hunters Point projects. The Housing Authority is still negotiating with with representatives of the Navy and General Services Administration regarding the use of Inchon Village as a temporary housing resource for the TPP-area residents.

Ms. Judy McCabe, President of PHTA, stated the PHTA group definitely supports the TPP program although there may be certain conflicts which will have to be worked out. Ms. McCabe stressed to the Commission that the Housing Authority be accountable for all of the $15 Million involved in the program.

In answer to Commissioner Boswell's reference to certain rumors regarding the Inchon Village situation, Acting Secretary stated there was a rumor to the effect that the Housing Authority was going to have to pay rent for the housing units at Inchon Village. A call had been placed to Washington to straighten out the matter. The Housing Authority now is formulating a maintenance agreement with the Navy and GSA whereby the Housing Authority would be responsible for returning the units to livable condition prior to admitting tenants. Acting Secretary stated: "We are making progress and hopefully, the units should be in our control by August 1, 1976." Concluding the status report, Acting Secretary stated the election for the permanent members of the Residents' Advisory Committee will be held on July 16, 1976.

Acting Chairman, prior to asking for a motion to remove the three TPP resolutions from the table for discussion, stated that the Commission would hear comments from the audience regarding the TPP program at the end of the planned agenda for the day.

Commissioner Boswell moved the three Resolutions which had been tabled at the Commission Meeting of June 10, 1976, be removed from the table. Commissioner Ergina seconded. Unanimously carried.

Acting Secretary stated staff recommends adoption of all three resolutions before the Commission. However, the first resolution regarding the Part B Application, and the second resolution, regarding the TPP Modernization program should be amended to include a "final resolve" to the effect that the Acting Executive Director and the Vice Chairman of the Commission be authorized to execute the Annual Contributions Contracts necessary to implement each portion of the program.

Commissioner Boswell asked what the reason for such amendments is. Acting Secretary responded that HUD had informed the Housing Authority that funds for the San Francisco TPP program had to be committed by June 30, 1976, under this particular Federal fiscal year. The amendments will facilitate the transference of monies from HUD's "account" to that of the Authority within the allotted time from.

Acting Chairman stated each of the Resolutions would be considered separately.

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2033

* * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF PART B TARGET PROJECTS PROGRAM APPLICATION FOR THE CANDIDATE PROJECT AREAS AS FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

RESOLUTION NO. 2033
****

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF PART B TARGET PROJECTS PROGRAM APPLICATION FOR THE CANDIDATE PROJECT AREAS AS FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

****

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed TPP Plan for the Candidate Project Area, approves the same, and directs that it be formally submitted for HUD approval; and

WHEREAS, the proposed TPP Plan represents a realistic work program which can actually be carried out as submitted, including full achievement of all Objectives and adherence to the time schedules and budget for TPP funds, as specified in the Plan, barring circumstances which cannot be foreseen at the present time; and that the Authority will make every effort to assure full and timely implementation of the Plan, as finally approved by HUD; and

WHEREAS, in view of certain deficiencies in the manpower available and/or need for staff training for the Target Projects, the proposed TPP plan includes all feasible measures necessary to remedy those deficiencies and assure a more sound and efficient management of the projects; and

WHEREAS, the proposed TPP Plan includes the maximum of feasible measures, within the funding available, to effect such changes in the San Francisco Housing Authority's management policies, procedures and practices as are necessary for the sound and efficient management of the Target Projects; and

WHEREAS, the planned activities in the proposed TPP Plan comply with HUD's criteria for the Target Projects Program, and will effect substantial improvements in the physical and non-physical aspects of the Target Projects; and those activities are consistent with the Authority's other plans and expectations regarding the Target Projects, including other measures to be financed out of existing and proposed funding from sources other than TPP funds such as regular operating subsidies and Modernization funds, so that all activities will constitute a well-coordinated effort for comprehensive improvement of the physical and non-physical aspects of the Target Projects; and

WHEREAS, in implementing the proposed TPP Plan, the San Francisco Housing Authority will not significantly deviate therefrom, except pursuant to changes approved in advance by HUD; and

WHEREAS, the proposed TPP Plan includes activities and funding to satisfy maintenance, and other needs, of the projects which cannot otherwise be satisified out of the Authority's regular operating funds, it is expected that, upon the completion of the proposed TPP Plan, the projects will be substantially improved in regard to both routine and extraordinary maintenance, and other needs, than would otherwise have been possible within regular operating funds; and

WHEREAS, with respect to those activities included in the proposed TPP Plan which are to be continued after the period specified for completion of the Plan, it will be possible to sustain such activities thereafter without the need for additional special HUD funding, providing a reasonable amount of operating subsidies are available to the Authority; and

WHEREAS, the San Francisco Housing Authority understands that the TPP funds to be used under the TPP Plan, as finally approved by HUD, are required to be used only for the purpose specified therein; that those purposes are intended to effect improvements, over and above the present condition and operations of the Target Projects and any other improvements which can reasonably be carried out without the use of such TPP funds; and the San Francisco Housing Authority will therefore maintain at least its present level of support for the project out of funds other than TPP funds, and will make every effort to effect greater economy and efficiency in the use of such other funds; and

WHEREAS, the Target Projects Program funds will be held separate and apart from the San Francisco Housing Authority's regular operating funds, as an augmentation to the operating reserve; and the San Francisco Housing Authority will disburse and use such funds only for the Target Projects Program tasks to be approved by HUD, in strict accordance with funding control procedures to be prescribed by HUD; and

WHEREAS, the San Francisco Housing Authority understands and agrees that, if HUD at any time determines that the San Francisco Housing Authority is not satisfactorily performing its undertakings under the Target Projects Program, then HUD may, in its sole discretion, reduce or terminate further funding for the program; and in such case the remaining TPP funds will be disposed of in one of the following ways, as directed by HUD:

1) Retained by the San Francisco Housing Authority for credit to its regular operating budget, in which case HUD will reduce operating subsidy payments otherwise due the San Francisco Housing Authority by the same amount; or

2) Remitted to HUD to be applied to reduce the debt service contribution to the San Francisco Housing Authority. The San Francisco Housing Authority further agrees to abide by any further reasonable rules and procedures to be prescribed by HUD in regard to such reduction or termination of TPP funds.

WHEREAS, the San Francisco Housing Authority has reviewed the assurances of additional support submitted with its proposed TPP Plan; such assurances are sufficient to substantiate those elments of support from sources other than the San Francisco Housing Authority and HUD which are reflected in the Plan; and the Authority believes that such additional support will actually be provided, as called for by the Plan; and

WHEREAS, the San Francisco Housing Authority has reviewed with local government officials the specifics of the local government's obligations under the Cooperation Agreement to furnish certain services to the Target Projects; the San Francisco Housing Authority is satisfied that the local government will meet all of such obligations; and the San Francisco Housing Authority is further satisfied that the local government will provide any additional support specified in the TPP Plan; and

WHEREAS, the San Francisco Housing Authority believes that the San Francisco municipal or judicial processes will not unreasonably thwart its efforts to enforce the provision of residents' leases; and

WHEREAS, the San Francisco Housing Authority will use its best efforts to involve the residents of the Target Projects Program in the planning, implementation and evaluation of the Program, on the basis of HUD's guidelines; and

WHEREAS, the San Francisco Housing Authority will enforce the provisions of the residents' leases (including, but not limited to, rent collection and prohibition of disruptive conduct) during the TPP period; and

WHEREAS, the San Francisco Housing Authority Commission has adopted a grievance procedure on April 1, 1971, as prescribed by HUD; and

WHEREAS, the San Francisco Housing Authority understands that, pursuant to Section 16(2) of the U. S. Housing Act of 1937, it is required to pay prevailing wage rates to all maintenance laborers and mechanics employed in the administration of the projects, and that this requirement is applicable to any tenants employed by the San Francisco Housing Authority in connection with the implementation of the TPP; and

WHEREAS, the San Francisco Housing Authority understands and will comply with all applicable Civil Rights Laws, Section 3 of the Housing and Urban Development Act of 1968, and HUD regulations and requirements pursuant to these laws; and

WHEREAS, the San Francisco Housing Authority will diligently monitor and evaluate its Target Projects Program, in accordance with procedures to be prescribed by HUD, and will comply with further procedures to be prescribed by HUD for reports and inspections designed to enable HUD to monitor and evaluate the program; and

WHEREAS, the San Francisco Housing Authority understands that HUD will prescribe additional procedures for the Target Projects Program; the Authority will comply with all such procedures considered reasonable; and will make timely and complete submission of all reports required by HUD with regard to TPP activities and funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally requests approval of this application from the Office of the Assistant Secretary for Housing Management of HUD.

II. That upon formal approval of this Application by the Department of Housing and Urban Development, the Vice Chairman and the Acting Executive Director are hereby authorized to execute an Annual Contributions Contract with the Department of Housing and Urban Development for the necessary funds to implement the Part B Target Projects Program.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail tothe extent of such conflict.

Acting Chairman asked if Ms. McCabe had any questions regarding the Resolution. She did not.

Commissioner Boswell moved the foregoing Resolution be adopted as amended. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Rev. Hamilton T. Boswell
Dr. Amancio Ergina
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Mr. Stephen Walter
Mrs. Cleo Wallace

Acting Chairman thereupon declared said motion carried.

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2034

* * * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE TARGET PROJECTS PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

RESOLUTION NO. 2034

* * * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE TARGET PROJECTS PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed Target Projects Program Modernization Program Budget, the Modernization Work Program, the Modernization Organization and Staffing Plan, and the Modernization Management Plan, approves the same and directs that it be formally submitted for HUD approval; and

WHEREAS, the Modernization application represents a realistic work program which can actually be carried out as submitted, including full achievement of all milestones as specified in the application, barring circumstances which cannot be foreseen at the present time, and that the Authority will make every effort so as to assure full and timely implementation of the application, as finally approved by HUD; and

WHEREAS, the San Francisco Housing Authority shall comply with all reasonable policies, procedures and requirements, prescribed by HUD for the Modernization Program; and

WHEREAS, the estimated Modernization costs cannot be funded from the current operating funds; and

WHEREAS, the proposed work items meet HUD's criteria for eligible Modernization funding; and

WHEREAS, the Modernization funds requested represent the San Francisco Housing Authority's best estimate of Modernization costs within the TPP area; and

WHEREAS, the San Francisco Housing Authority, to the greatest extent feasible, shall provide training and employment opportunities to tenants of the Target Projects; and

WHEREAS, the San Francisco Housing Authority shall correct, to the greatest extent possible, any management practices which may adversely affect the successful and timely completion of the Modernization work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally requests approval of this application from the Department of Housing and Urban Development.

II. That upon formal approval of this Application by the Department of Housing and Urban Development, the Vice Chairman and the Acting Executive Director are hereby authorized to execute an Annual Contributions Contract with the Department of Housing and Urban Development for the necessary funds to implement the TPP Modernization Program.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Acting Chairman asked if there were any questions from the audience. There were none.

Commissioner Ergina moved the foregoing Resolution be adopted as amended. Commissioner Helpman seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Rev. Hamilton T. Boswell
Dr. Amancio Ergina
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Mr. Stephen Walter
Mrs. Cleo Wallace

Acting Chairman thereupon declared said motion carried.

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2035

* * * * * * * * * * *

RESOLUTION SETTING FORTH REHOUSING POLICIES AS THEY AFFECT TENANTS IN THE DESIGNATED TARGET PROJECTS PROGRAM AREA OF HARBOR SLOPE, CAL 1-9, HUNTERS POINT (A), CAL 1-17(A), HUNTERS POINT (B), CAL 1-17(B), HUNTERS VIEW, CAL 1-18(3), AND ALICE GRIFFITH, CAL 1-18(4)

* *

RESOLUTION NO. 2035

* * * * * * * * * * *

RESOLUTION SETTING FORTH REHOUSING POLICIES AS THEY AFFECT TENANTS IN THE DESIGNATED TARGET PROJECTS PROGRAM AREA OF HARBOR SLOPE, CAL 1-9, HUNTERS POINT (A), CAL 1-17(A), HUNTERS POINT (B), CAL 1-17(B), HUNTERS VIEW, CAL 1-18(3), AND ALICE GRIFFITH, CAL 1-18(4)

* *

WHEREAS, the Commissioners of the San Francisco Housing Authority (hereinafter referred to as "SFHA"), at their regular meeting of January 9, 1975, approved Resolution No. 1954, which Resolution affirmed the SFHA's participation in the Target Projects Program, (hereinafter referred to as "TPP"); and

WHEREAS, the objective of the SFHA is to provide each resident of the TPP area with a decent, safe and sanitary environment; and

WHEREAS, in the course of implementing the TPP, it has been determined that all residents may have to be temporarily rehoused due to extensive rehabilitation work proposed for each unit; and

WHEREAS, this Resolution supplements Resolution No. 1959, adopted by this Commission on January 22, 1975, which affirmed the availability of the City and County of San Francisco's Central Relocation administrative and financial resources for any displacement that might result from the demolition and/or rehabilitation and modernization program; and

WHEREAS, the Commission recognizes the inconvenience and cost involved to the tenants in the rehousing process; and

WHEREAS, the Uniform Relocation Act is restricted to persons displaced as a result of acquisition of real property for a program which is receiving Federal Assistance and does not apply to the SFHA's TPP modernization program as it does not involve displacement resulting from the acquisition process; and

WHEREAS, the administration of the transference program shall be the sole responsibility of the SFHA, which may call upon outside agencies to assist in the rehousing process; and

WHEREAS, an Information Center will be established and maintained at 90 Kiska Road and information will be provided on the availability of housing within the TPP area, the Bayview-Hunters Point neighborhood and other public and private housing, citywide; and

WHEREAS, the policy encompassed in this Resolution will affect families and individuals in the TPP area that:

1. Are legally occupying a unit according to San Francisco Housing Authority leasing records; and

2. Have received a written request to vacate their units as a result of rehabilitation or demolition of the Target Projects Modernization Program; and

WHEREAS, the SFHA will utilize, among others, the following other programs and agencies to assist residents in the transference process:

1. Section 8 - Housing Assistance Payment Program
2. FHA Subsidized Housing, Section 236, Section 221 (d) 4, etc.
3. STRAP (Special Temporary Rent Assistance Program)
4. Central Relocation Services

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That it is recognized that the administration of the rehousing process is the sole responsibility of the San Francisco Housing Authority which may call upon outside agencies to assist in the rehousing process.

II. That the rehousing process be so developed as to minimize inconvenience to the residents.

III. That all available options and benefits be presented to the residents to be rehoused with at least ninety (90) days' written notice.

IV. That, depending on family size, all residents desiring to move back to their original unit be given a written guarantee signed by the Mayor and the Executive Director prior to the initial move that they can return to their original unit.

V. That all residents of units to be demolished be given a guarantee signed by the Mayor and the Executive Director to return to the TPP area, if that is their desire.

VI. That any temporary moves will be kept to a minimum; the duration of the temporary move will be controlled by the availability of a permanent dwelling unit which reasonably satisfies the displaced resident.

VII. That rents shall not increase as a result of the improvements made under the Target Projects Program but shall continue to be based solely on income.

VIII. That the normal annual income reviews will be continued by the San Francisco Housing Authority.

IX. That in cases where a resident is delinquent in his account, an agreement must be made with the Authority to either clear the delinquent account or make arrangements to do so.

X. That a $200.00 grant be provided as a one-time benefit to Heads of Households for the purpose of reimbursing residents for miscellaneous expenses.

XI. That the actual moving cost be paid by the San Francisco Housing Authority, based upon the State of California Highway Division moving benefit schedule for self-move benefits, will be applied as follows:

BEDROOM SIZE	MAXIMUM PAYMENT
1	$150.00
2	$200.00
3	$250.00
4	$300.00
5	$350.00

XII. That those residents desiring not to move themselves will have their move executed under the provisions contained in the San Francisco Housing Authority Contract with a moving company.

BE IT FURTHER RESOLVED:

I. That the Executive Director hereby is authorized and directed to implement the policies as stated above.

II. That this Resolution take effect immediately.

Commissioner Boswell stated that there had been a great deal of discussion regarding this resolution, and particularly the $200 "hardship" funds which are to be given to each head of household in the TPP area. The Commissioner asked if the Resolution clearly states that each head-of-household will receive the $200 whether or not they are delinquent in rent. Acting Secretary responded that in cases where the resident is delinquent in his rent, an agreement must be made to clear the balance. The $200 is being provided to residents for the purpose of miscellaneous expenses involved in the moving process.

Acting Chairman stated that at the last Meeting, Items IX and X on Page 3 of the Resolution had been interpreted by the Commission to mean that utilization of the $200 would be determined solely by the tenant. Commissioner Boswell stated that while there was no public discussion of this interpretation, he would like to have it verified by HUD. Ms. Margaret Friedman, HUD, stated legal counsel in the Area Office had advised that "there are no strings attached" to the $200. "It is at the tenants' disposal."

Acting Chairman asked if there were questions from the audience. Mc. McCabe asked what would happen to the $200 if a tenant delinquent in his rent were, for some reason, unable to make arrangements to clear his account. Acting Secretary reiterated the Commission's comments based on HUD's opinion, that there are no strings attached to the $200, and that the disposition of the money is at the discretion of the tenant, and that the Commission had taken this position, backed by HUD's legal opinion.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Boswell seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Mrs. Cleo Wallace

Acting Chairman thereupon declared said motion carried.

STRIKE DAMAGES:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2036

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RESOLUTION APPROVING COLLECTION OF
STRIKE-RELATED DAMAGES BY LEGAL ACTION

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RESOLUTION NO. 2036

* * * * * * * * * * *

RESOLUTION APPROVING COLLECTION OF STRIKE-RELATED DAMAGES BY LEGAL ACTION

* *

WHEREAS, on April 2, 1976, the craft employees of the San Francisco Housing Authority commenced an illegal strike by establishing pickets at various Housing Authority facilities; and

WHEREAS, this illegal activity was continued on a daily basis for a period of five and one-half weeks to May 13, 1976; and

WHEREAS, great disruption of service to our tenants, operations and properties resulted from said illegal action; and

WHEREAS, as a result of this illegal strike activity, the San Francisco Housing Authority suffered damages in the amount of One Hundred Twelve Thousand, Seven Hundred Nineteen Dollars ($112,719.00) which are related and attributable to said illegal strike activity; and

WHEREAS, the Board of Supervisors of the City and County of San Francisco has instructed the City Attorney of San Francisco to pursue collection of damages arising from said illegal strike.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Commission of the San Francisco Housing Authority hereby requests, authorizes and directs the City Attorney of San Francisco to act for and in its behalf in pursuing the collection of the amount of $112,719.00 in damages incurred by this Authority as a result of the above-mentioned illegal strike activities.

II. That this Resolution shall become effective immediately.

Acting Secretary stated that at the request of the Board of Supervisors, City Attorney, Thomas O'Connor, asked that all City Departments inform the City Attorney's Office in writing of damages incurred during the recent craft workers strike. The Authority filed a summary of the cost of all damages incurred during the strike along with a chronology of incidents related to the strike. The Resolution authorizes and directs the City Attorney of San Francisco to act for the Housing Authority in collection $112,719.00 in damages incurred by this Authority as a result of the illegal strike activities.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Mrs. Cleo Wallace

Acting Chairman thereupon declared said motion carried.

Commissioner Boswell stated the Commission should express its deep appreciation to the tenants who did such a fine job in cleaning up while "those fat cats were out on strike". The audience applauded the statement and the Commissioner continued by saying that the "day is not far when we are going to hire tenants to clean up their own places". The Commissioner suggested staff prepare a resolution commending the tenants, and was again greeted by applause from the audience.

Acting Chairman concurred with Commissioner Boswell and directed staff to comply. Acting Secretary stated a letter would be prepared and addressed to PHTA commending the tenant participation in the clean-up work during the strike.

CONFLICT OF INTEREST CODE:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2037

* * * * * * * * * *

RESOLUTION ADOPTING CONFLICT OF INTEREST CODE
FOR THE HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO

* *

RESOLUTION NO. 2037

* * * * * * * * * * *

RESOLUTION ADOPTING CONFLICT OF INTEREST CODE FOR THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, the State of California adopted a Conflict of Interest Code in 1974; and

WHEREAS, the Board of Supervisors of the City and County of San Francisco, by Ordinance, implemented the provisions of said State Law; and

WHEREAS, said Board of Supervisors has directed all Commissions and Agencies, including the San Francisco Housing Authority to comply with the requirements of said State Law; and

WHEREAS, to effectuate this purpose, said Board of Supervisors requires adoption of a Conflict of Interest Code prior to July 1, 1976; and

WHEREAS, the enabling Ordinance requires a public hearing, to be had on a proposed code:

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission hereby adopts the attached Conflict of Interest Code.

II. That this Resolution become effective immediately.

CONFLICT OF INTEREST CODE
OF
THE HOUSING AUTHORITY OF
THE CITY AND COUNTY OF SAN FRANCISCO

I. PURPOSE:

Pursuant to the provisions of Government Code Sections 87300, et seq., the Housing Authority of the City and County of San Francisco hereby adopts the following Conflict of Interest Code. Nothing contained herein is intended to modify or abridge the provisions of the Political Reform Act of 1974 (Government Code Section 81000). The provisions of this Code are additional to Government Code Section 87100 and other applicable laws pertaining to conflicts of interest (including, but not limited to, Government Code Sections 1090, et seq., and Section 8.105 of the Charter of the City and County of San Francisco). Except as otherwise indicated, the definitions of said Act and regulations adopted pursuant thereto are incorporated herein and this Code shall be interpreted in a manner consistent therewith.

II. DESIGNATED POSITIONS:

The positions listed on Exhibit "A" are designated positions. Officers and employees holding those positions are designated employees and are deemed to make, or participate in the making of, decisions which may foreseeably have a material effect on a financial interest.

III. REPORTING REQUIREMENTS:

All investments, interests in real property and income, and any business entity in which the person is a director, officer, partner, trustee, employee, or holds any position of management. Financial interests are reportable only if located within or subject to the jurisdiction of the Commission or if the business entity is doing business or planning to do business in the jurisdiction or has done business within the jurisdiction at any time during the two years prior to the filing of the statement.

IV. PLACE AND TIME OF FILING:

Designated employees will submit disclosure forms to the Executive Director. Originals of these reports shall be filed with the Clerk of the Board of Supervisors. The Executive Director shall retain a copy for a period of four years.

All disclosure forms must be signed under penalty of perjury.

All disclosure forms filed with the Clerk of the Board of Supervisors become public documents.

All disclosure forms must be filed by March 1 each year or within a reasonable time thereafter, with permission.

V. CONTENTS OF DISCLOSURE STATEMENTS:

A disclosure form adopted by the Commission shall be filed by a designated employee when the financial effect of his decision is material to the decision within the following definitions:

Material Financial Effect

(A) The financial effect of a governmental decision on a financial interest of a public official is material if, at the time the official makes, participates in making or attempts to use his or her official position to influence the making of the decision, in light of all the circumstances and facts known at the time of the decision, the official knows or has reason to know that the existence of the financial interest might interfere with the official's performance of his or her duties in an impartial manner free from bias.

(B) In determining the existence of a material effect upon a financial interest, consideration should be given, but not be limited to, an analysis of the following factors:

(1) In the case of a business entity in which the public official has a direct or indirect investment worth more than one thousand dollars ($1,000), or in the case of a public official who is a director, officer, partner, trustee, employee, or holds any position of management in a business entity:

(a) Whether the effect of the decision will be to increase or decrease the annualized gross revenue of the business entity by one percent or more or the annual net income of the business entity by .5 percent or more;

(b) Whether the effect of the decision will be to increase or decrease the assets or liabilities of the business entity by $50,000 or more, or by .5 percent of its current assets or liabilities, whichever is less.

VI. DEFINITIONS:

"Business entity" means any organization or enterprise operated for profit, including, but not limited to a proprietorship, partnership, firm, business trust, joint venture, syndicate, corporation or association.

"Income" means, except as provided in subdivision (b), income of any nature from any source within the State of California, including, but not limited to, any salary , wage, advance, payment, dividend, interest, rent, capital gain, return of capital, gift, including any gift of food or beverage, loan forgiveness or payment of indebtedness, discount in the price of anything of value unless the discount is available to members of the public without regard to official status, rebate, reimbursement for expenses, per diem, or contribution to an insurance or pension program paid by any person other than an employer, and including any community property interest in income of a spouse. Income of an individual also includes a pro rata share of any income of any business entity or trust in which the individual or spouse owns, directly, indirectly or beneficially, a 10 percent interest or greater.

"Income" does not include:

(i) Campaign contributions required to be reported under Chapter 4 (commencing with Section 84100) of Title 9 of the Government Code.

(ii) Salary and reimbursement for expenses or per diem received from a state or local government agency and reimbursement for travel expenses and a per diem received from a bona fide educational, academic or charitable organization.

(iii) Gifts of informational material, such as books, pamphlets, reports, calendars or periodicals.

(iv) Gifts which are not used and which, within 30 days after receipt, are returned to the donor or delivered to a charitable organization without being claimed as a charitable contribution for tax purposes.

(v) Gifts from an individual's spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, aunt, uncle, or first cousin or the spouse of any such person; provided that a gift from any such person shall be considered income if the donor is acting as an agent or intermediary for any person not covered by this paragraph.

(vi) Any devise or inheritance.

(vii) Interest, dividends or premiums on a time or demand deposit in a financial institution, shares in a credit union or any insurance policy, payments received under any insurance policy, or any bond or other debt instrument issued by any government or government agency;

(viii) Dividends, interest or any other return on a security which is registered with the Securities and Exchange Commission of the United States government.

Contents of Management Position Reports:

When management positions are required to be reported, designated employees shall list the name of each business entity not specified above in which he is a director, officer, partner, trustee, employee, or in which he holds any position of management.

VII. DISQUALIFICATION:

Designated employees must disqualify themselves from making or participating in the making of any decisions which will foreseeably have a material financial effect, distinguishable from its effect on the public generally, on any reportable interest of that employee, (except sources of gifts less than $250) or any other financial interest as defined in Government Code Section 87103. No designated employee shall be prevented from making or participating in the making of any decision to the extent his or her participation is legally required for the decision to be made.

VIII. MANNER OF DISQUALIFICATION:

If a designated employee is given an assignment from which he or she may have a financial interest, and the assignment involved the making or participation in the making of a governmental decision, the employee shall refrain from acting upon the matter and shall execute a disqualification statement in the form of a memorandum stating the nature of the employee's financial interest and the reason the assignment involves the making or participation in the making of a governmental decision which will materially financially affect that interest. The original and a copy shall be given to the employee's immediate supervisor. The supervisor shall forward the original to the employee's department head and one copy shall be retained by the supervisor. The department head shall evaluate the disqualification statement and if he or she concludes the employee should be disqualified from participation in the matter, he or she shall immediately cause the matter to be reassigned to another employee. If the department head concludes that the employee is not disqualified from acting the employee shall be notified in writing of the decision of the department head and may resume work on the assignment.

In the case of a designated employee who is a member of the Commission, notice shall be given at the meeting during which consideration of the decision takes place and shall be made part of the official record of the Commission. The member shall then refrain from participating and shall attempt in no way to use his or her official position to influence any other person with respect to the matter.

EXHIBIT "A"

DESIGNATED POSITIONS:

Commissioners	Category 1 and 2
Executive Director	Category 2 and 3
Controller	Category 2 and 3
Chief of Finance	Category 2 and 3
Chief of Purchasing	Category 2 and 3
Chief of Leased Housing	Category 4

EXHIBIT "B"

CATEGORY 1

Persons in this category shall disclose all interest in real property.

CATEGORY 2

Persons in this category shall disclose all investments and his or her status as a director, officer, partner, trustee, employee or holder of a management position in any business entity in the jurisdiction doing business within the jurisdiction, or in the future foreseeably might do business within the jurisdiction, or having done business within the jurisdiction within two years prior to any time period covered in a statement of financial interest.

CATEGORY 3

Persons in this category shall disclose all income received from any source located or doing business within the jurisdiction or in the future foreseeably might do business within the jurisdiction. Income received from a public agency need not be disclosed.

CATEGORY 4

Persons in this category shall disclose all investments in any business entity and any income from a source which, within the previous two years did, or in the future foreseeably might, lease, rent or operate property in the City and County of San Francisco or provide or contract within the City and County of San Francisco to provide service (including construction, repair and maintenance), equipment, materials, supplies, vehicles or other items of use to the San Francisco Housing Authority and his or her status as a director, officer, partner, trustee, employee or holder of a management position in any business entity in the jurisdiction, doing business with the jurisdiction, planning to do business within the jurisdiction or having done business within the jurisdiction within two years prior to any time period covered in a statement of financial interest.

Counsel Sullivan stated on May 6, 1976, the Authority received a letter from the Board of Supervisors instructing the Authority to prepare a Conflict of Interest Code in compliance with the Political Reform Act of 1974 and the Board of Supervisors' Ordinance No. 191-76 adopted in 1975. The letter indicated a Deputy City Attorney with whom Housing Authority Counsel was to work in preparing a Conflict of Interest Code for the Authority prior to July 1, 1976. Counsel stated he had met with the Deputy City Attorney on three occasions and had reviewed both the State and City regulations regarding Conflict of Interest Codes, and that the Resolution before the Commission today represents language taken directly from the State and City regulations applicable to the Housing Authority. Forms will be made available to the Authority of the City Attorney's office for those members of the Commission and Housing Authority staff who fall within the scope of the Conflict of Interest Code.

Commissioner Ergina asked if the text of the Code did not fully meet the Board of Supervisors' requirements, what would happen. Counsel replied that the document would be returned to the Authority's Commission for revision or clarification but that the procedure would be mechanical in that any revision would have to comply with the regulations.

Commissioner Boswell stated he wanted to make certain the Conflict of Interest Code covers a situation that has occurred in the Housing Authority, and specifically, that it includes Conflict of Interest as it relates to labor relations and a Commissioner being a business agent of a Union "doing business with the Housing Authority".

Counsel replied that the present law and the new Conflict of Interest law requires that a Commissioner must disclose his position if there is a matter relating to his interests. In such a case, the Commissioner is not allowed to vote on the issue unless the vote is necessary for a quorum. Counsel stated the key to the issue can be found in the proposed Conflict of Interest Code on Page 1, Article II: ".... or participate in the making of, decisions which may foreseeably have a material effect on a financial interest".

Commissioner Boswell referenced a situation some time ago at the Redevelopment Agency. Counsel Sullivan responded by stating that the law provides that no employee may do business with a Commission for a period of two years after termination of his employment with the Agency under that given Commission.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes NAYS: None
Rev. Hamilton Boswell
Dr. Amancio Ergina EXCUSED: Mr. George Evankovich
Mr. Martin Helpman Mr. Stephen Walter
Mrs. Cleo Wallace

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2038

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATLANTA, GEORGIA TO ATTEND AN EMERGENCY NATIONAL TENANTS ORGANIZATION EXECUTIVE BOARD MEETING AND THE SOUTHERN REGIONAL NTO CONFERENCE, JUNE 17-20, 1976

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RESOLUTION NO. 2038

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RESOLUTION RATIFYING TRAVEL TO ATLANTA, GEORGIA TO ATTEND AN EMERGENCY NATIONAL TENANTS ORGANIZATION EXECUTIVE BOARD MEETING AND THE SOUTHERN REGIONAL NTO CONFERENCE, JUNE 17-20, 1976

* *

WHEREAS, the National Tenants Organization will hold its Southern Regional NTO conference in Atlanta, Georgia, June 17-20, 1976; and

WHEREAS, the Executive Board of the National Tenants Organization has called for an emergency session to be held in Atlanta, Georgia, June 18, 1976 to discuss strategy and procedures regarding the pending veto of Senate Bill No. 3295 currently being discussed by the House Subcommittee on Housing and Community Development and the Senate Subcommittee on Housing and Urban Affairs in Washington, D. C.: and

WHEREAS, Commissioner Cleo F. Wallace, as Chairperson of the Western Regional NTO is a member of the Executive Board; and

WHEREAS, a telephone poll of the Commissioners was conducted on June 15 and June 16, 1976; and

WHEREAS, this Authority deems that the attendance of Commissioner Cleo F. Wallace at the Emergency Executive Board Meeting of the National Tenants Organization is essential to the conduct of its low-rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace's travel to Atlanta, Georgia, June 17-20, 1976 to attend the aforementioned meetings is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

Acting Secretary stated Commissioner Wallace had been asked to attend an emergency session of the Executive Board of the National Tenants Organization to discuss the pending veto of Senate Bill No. 3295 and that a poll of the Commissioners had been conducted on June 15-16, 1976 to authorize the travel.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Helpman seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Rev. Hamilton Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Mrs. Cleo Wallace

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Acting Chairman asked if there were comments from the audience, and if so, could they be kept to about two or three minutes. Mr. Edward Montoya, President, Bernal Tenants Association, commended the Commission in "this new step" of asking for comments from the audience regarding the meeting.

A representative of the Ad-Hoc Advisory Committee stated the Committee's support and approval of the TPP program, but suggested that members of Executive Staff work with the Committee to improve TPP communications. Staff was directed to follow up on the suggestion.

Acting Chairman declared the meeting be adjourned at 10:45 A.M.

Acting Chairman

ATTEST:

Acting Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS
AUG 1 0 [illegible]
SAN FRANCISCO
PUBLIC LIBRARY

Minutes

Adjourned Regular Meeting Held:
Thursday, July 29, 1976

440 Turk Street
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M. on regular meeting date of Thursday, July 22, 1976, Acting Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Thursday, July 29, 1976.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, July 29, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Mrs. Joan Byrnes, Vice Chairman	
	Rev. Hamilton T. Boswell, Commissioner	
	Dr. Amancio Ergina, Commissioner	
	Mrs. Cleo F. Wallace, Commissioner	
	Mr. Martin Helpman, Commissioner	
EXCUSED:	Mr. George Evankovich, Chairman	EXCUSED
	Mr. Stephen Walter, Commissioner	EXCUSED

Acting Chairman declared a quorum present.

ALSO PRESENT:	Mr. Walter L. Scott, II, Acting Executive Director/Acting Secretary
	Mr. Bryan F. Foster, Acting Counsel

2. VISITORS:

HONORABLE GEORGE R. MOSCONE, MAYOR
CITY AND COUNTY OF SAN FRANCISCO:

Acting Secretary acknowledged the presence of the many visitors and introduced Mayor Moscone who made the following remarks.

Mayor Moscone began by noting that he had appeared before eighteen of the thirty-plus Commissions of the City and County of San Francisco. Primarily, the purpose for such appearances is to make clear to Commission members and to those who have an "anxious interest" in the policy-making bodies of the City that the Office of the Mayor is deeply concerned about the operation of each Commission. The Mayor stressed his belief that each Commission should retain its autonomy and strive for an independent decision-making process. He noted that while the San Francisco Housing Authority is a "quasi Federal, State and Local Agency", it is directly related to the Executive Administration of the City and is therefore included in the sphere of the Mayor's interest.

Mayor Moscone then presented his formal remarks.

"The San Francisco Housing Authority has an extremely important and difficult job in providing decent housing for the many thousands of San Francisco residents whose income is not sufficient to pay for adequate housing in the private market. The fact that your Authority has been faced with a Federal moratorium on the construction of additional public housing units since 1973 has severely limited your ability to respond to the housing needs of many of our low-income citizens and your current waiting list for public housing units of over 5,000 persons is evidence that the demand for public housing far exceeds the supply of available units. I am sure that with the election of a new Federal Administration in the Fall this intolerable situation will end and your Housing Authority can again begin to provide much needed low income housing for San Franciscans.

"I think I should mention that since its creation over 35 years ago the San Francisco Housing Authority has built a record of notable accomplishments. Since 1940 this Housing Authority has built over 7,000 units of public housing which makes your agency one of the largest in the nation.

"Since 1966 your agency has constructed approximately 1,500 units of housing designed for the elderly. Several of these elderly projects have won design awards and you are to be commended for insisting on excellence of design in these projects. I am aware of the efforts you have made to provide social programs for the senior citizens in these projects. You have recognized that the provision of housing must be accompanied by recreational and social activity for our seniors and I commend you for your efforts. I would also like to commend your agency for adopting a policy of developing new public housing, especially family units, on scattered sites. Past mistakes of concentrating public housing tenants in massive projects should not be repeated. As soon as the Federal government again starts providing funds for the construction of public housing, I would like to see this policy vigorously implemented.

"I now want to turn to what I think are the major issues and problem areas currently facing the Housing Authority.

"First is improving the relations between the Housing Authority and your tenants. I fully realize that this is not an easy task, it is difficult and demanding. I realize, too, that you are trying and that 'tenant relations' is a permanent responsibility for the Housing Authority. Many complaints by tenants concern the condition of their housing unit and lack of services provided by the Housing Authority. On the other hand, your ability to respond to these complaints is severely limited by inadequate operating funds provided by the Federal Department of Housing and Urban Development. Experience tells us that Federal operating subsidies will always be limited so we must find other ways to ease the problem. It will not be enough to say it is HUD's fault. We have to examine the case. That is paramount. One suggestion is greater involvement of tenants in the management of public housing projects. Recent experience in a project in St. Louis showed that with tenant involvement in setting policy and the use of tenant managers, the physical condition and maintenance of the project improved, rent collections increased and crime was reduced. I understand that the Housing Authority is now in the process of hiring tenants as resident assistants to project managers in your Target Projects Program in the Hunters Point area. If this pilot project proves successful, I would hope that it could be expanded to other projects. It should also provide the foundation for tenants advancing to more responsible management positions in the Housing Authority.

"A related issue is the current high cost of maintaining units owned by the Housing Authority. You presently use highly skilled craftsmen for routine maintenance work. I would encourage you to explore the feasibility of creating a maintenance classification as a step toward reducing maintenance costs and thereby enable an increase in the level of maintenance service for the same dollar expenditure.

"Another critical issue that also affects tenant relations is the modernization of many of the approximately 5,500 units of family housing owned by the Housing Authority. Most of these units are between 15-20 years old and are clearly in need of repair. Because your modernization needs are estimated to cost over $40 Million, it is clear that several funding sources will be needed to successfully rehabilitate these projects. You are to be congratulated on your efforts in securing $15 million of Federal funds under HUD's Target Projects Program. Successful implementation of this program will entirely rehabilitate 1,129 units of public housing in the Hunters Point area. Additional modernization funds from HUD must be secured and I pledge the best efforts of my office to assist you in this task. Also, my office has allocated a portion of our annual Community Development Block Grant toward a continuing program to assist your agency in the rehabilitation of public housing. These limited Community Development funds must be wisely used in conjunction with other Federal funds from HUD to fully accomplish a comprehensive rehabilitation program.

"If the Housing Authority will take aggressive action in the three areas I have mentioned (i.e., greater tenant involvement in the management of projects, reduction of maintenance costs, and modernization of the older family housing projects), I believe that we will see a significant improvement in the current dialogue between the public housing tenants and the Authority.

"I would now like to discuss an issue that is familiar to all of you and that is the International Hotel. In a recent letter to you I stated my interest and commitment toward exploring a plan to retain the International Hotel as a low income housing and community agency resource. I have carefully reviewed the response signed by Mr. Walter Scott. I fully appreciate the limitations of the Housing Authority in the exercise of its power of eminent domain, particularly in view of the current lack of Federal Housing funds whereby the Authority could acquire the International Hotel. Nevertheless, I am prepared to give serious consideration to the initiation of a proposal by my office to the Board of Supervisors to allocate funds from another source, the City's Community Development Block Grant, to the Housing Authority for the total or partial purchase price of the International Hotel provided the following conditions are met by the International Hotel Tenants Association:

(1) The tenants would form or cause the formation of a non-profit corporation to purchase the hotel from the Housing Authority, acting on behalf of the City, after current code deficiencies were corrected.

(2) This corporation would purchase the property under contract of sale with the Housing Authority with restrictions in the deed of trust to insure the operation of the property as a low income housing project with tenants qualifying for occupancy based upon income limits similar to the income limits of the Housing Authority and rents limited to the tenants' ability to pay.

(3) The corporation would provide evidence from a financial institution of a commitment of funds sufficient to repay to the Housing Authority and, in turn to the City, all or a substantial portion of the Community Development Block Grant funds required to purchase the property at its fair market value.

"In order to determine if such a proposal is financially feasible and to determine the amount of subsidy, if any, needed from the Community Development Block Grant, two appraisals are needed of the property. I am requesting your agency to initiate such appraisals as soon as possible so that we may jointly proceed to the next step with the Tenant Association to determine if in fact such a proposal is financially feasible and to determine if the Tenant Association can meet the conditions I have previously mentioned. I don't believe I need to state that time is of the essence, that current litigation is pending which could result at any time in evictions of the tenants, and that all of our efforts may ultimately be in vain. Nevertheless, the history of the struggle of the International Hotel is such that to do nothing would be a gross injustice to the tenants who will suffer if their housing is destroyed."

The Mayor continued: "Let's just put on a'business hat' on this question. We are talking about what could be the acquisition of 155 housing units, no small amount of units, and which, if conditions are met, could be purchased for 'nothing'. Aside from the social problems attendant to the eviction of tenants, the business side of the question commands our attention. The directorship of the International Hotel has said they (the tenants) could pay the reasonable value of the property. We have to assume this statement is correct, however, we know that if they do not have the money, we probably do not have a willing purchaser. I hope a case can be made so that we might be able to avoid the litigation that comes with the exercise of powers of eminent domain. What is the reasonable value of the International Hotel. We have to find out from the people in the International Hotel whether they can produce a commitment of money that could be used to purchase the property from the Housing Authority.

"Afterward, we would need the approval of the Board of Supervisors. I assure you, I will not let you stand alone if the conditions are met. It makes good business sense to pick up 155 units for what could be considered nothing, or still well below the reasonable value of trying to purchase 155 units of housing after code requirements are met."'

The Mayor concluded his presentation by stating: "I ask you to seriously consider this, and I realize I am not giving you a great deal of time. I have made this request in writing and if you will consider the ability of the San Francisco Housing Authority to get the appraisal, I understand a verbal appraisal might take as little as six days to do. The reason I say this is that during this period of time, the people of the International Hotel are before the California Supreme Court seeking a Stay of Execution. While the Court is debating the merits of the proposal of the International Hotel Tenants, the Hotel would remain in status quo. If their request is denied, you could take the next step."

Acting Chairman thanked the Mayor and entertained questions nd comments from the Commissioners. Commissioner Boswell remarked that 'all of us" have had a great concern about the International Hotel, that he Commissioners know what it means from a cultural standpoint and to the ilipino Community, and further, that the situation has become a "cause elebre" in San Francisco. Commissioner Boswell complimented the Mayor n what "appears to be a very feasible plan" and stated: " I should hink the Housing Authority would be very pleased to act as a facilitating gent."

In response to Commissioner Boswell's question regarding the time nd cost involved in securing appraisals of the International Hotel Property, cting Secretary stated his preliminary inquiries had led to an estimate f $3,000 for an appraisal which would take ten to fifteen days to fully levelop.

Commissioner Boswell moved that the Housing Authority immediately seek an appraisal of the cost of the International Hotel for the purposes as outlined in the Mayor's plan. Commissioner Wallace seconded the motion and discussion continued.

Commissioner Ergina questioned the source of the funds for the proposed appraisal. Acting Secretary stated the Housing Authority would advance the funds and would be reimbursed by the City. Mayor Moscone stated he would see to it, in the absence of an "obscure law" prohibiting him from doing so, that the Housing Authority would be reimbursed for these "ancilliary costs at the beginning. If for some reason these conditions cannot be met, I don't want to borrow from the Housing Authority's scant funds."

The Mayor concluded by stating that while the situation is being looked at from a legal standpoint, "I expect we are on sound moral grounds as well. I don't want anyone to believe that only I have been involved in this matter. You, the Housing Authority, have been working on it for some time and have laid the ground work. You have to direct the policy decisions that have to be made. I wish you success."

The Mayor's presentation was met with applause and a unanimous vote of the Commission to proceed with the plan as outlined by the Mayor and as stated in the motion made by Commissioner Boswell, seconded by Commissioner Wallace.

Mayor Moscone left the meeting at 10:25 A.M. and the Commission addressed the remaining items on the agenda.

3. APPROVAL OF AGENDA:

Commissioner Boswell moved the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Commission Meeting of June 24, 1976, as distributed, be approved. Commissioner Boswell seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

INTERNATIONAL HOTEL:

Acting Chairman stated the International Hotel situation had been discussed and that there was no need to further consider the issue at this time.

BID RESULTS - GROUP FINANCING: FIFTH SERIES - 1976:

Acting Secretary announced bids were received July 13, 1976 for Fifth Series, 1976 Group Financing for the amount of $55,883,000. The bids ranged from a low of 3.03% to a high of 3.42%.

The successful bidder was:

	AMOUNT	INTEREST	PREMIUM
Bank of America, et al	$55,883,000	3.03	$2,023.00

Other bids were as follows:

	AMOUNT	INTEREST	PREMIUM
Chemical Bank, et al	$55,883,000	3.03	$ 727.00
United California Bank	55,883,000	3.04 to 3.15	$1,599.00
Security Pacific National Bank	4,000,000	3.08 to 3.10	14.00
Crocker National Bank et al	55,883,000	3.14 to 3.17	2,733.00
First National City Bank, et al	55,883,00	3.18	2,392.00
Crocker National Bank, et al	55,883,00	3.12 to 3.42	-0-

The last bid opening on June 15, 1976 resulted in rates of 2.95% and 3.03%.

NAHRO BOARD OF GOVERNORS AND COMMITTEE MEETINGS: DENVER, COLORADO, JULY 20-23, 1976

Acting Secretary stated a number of meetings had been held in Denver, Colorado and that there were several items which should be brought to the attention of the Commission. Regarding the Performance Funding System, the Housing Management and Maintenance Committee (Controller, Mr. Kenneth C. Cavanaugh of the San Francisco Housing Authority is the Chairman of the national subcommittee on Performance Funding) had passed a resolution which recommended several modifications to the system. The Controller had met with Assistant Secretary of HUD, Mr. James Young, in April. The Assistant Secretary had looked favorably upon several of the modifications and a tentative follow-up meeting is scheduled for August, 1976, at which time the suggested modifications will be presented to Secretary of HUD, Ms. Carla Hills. Should Secretary Hills accept the proposed modifications, the larger Housing Authorities throughout the country could expect to receive more operating subsidy funds than in the past.

The Minority Affairs Committee had passed a resolution supporting the United States Supreme Court's opinion in the case of Hills, Secretary of HUD vs. Gautreaux. Essentially, the Opinion calls for a move by HUD to promote scattered housing for minority residents of public housing, thereby avoiding the prevelant "concentration" of minorities in one section of a given metropolitan area.

A third item of interest is the draft statement of NAHRO's Board of Governors, as promoted by the Policy Task Force of NAHRO, which, when modified, will be presented to each presidential candidate and platform committee. The statement will concern "a new American realism" which calls for the conservation and rebuilding of America's housing inventory.

Commissioner Boswell asked if the Court's decision regarding the Gautreaux case implies that "the only permanent units from now on will be scattered housing". Acting Secretary stated that all HUD and the Chicago Housing Authority have agreed to do is to utilize existing Section 8 housing for minorities as a demonstration to show that the departments are acting according to the Supreme Court's directive. While the situation in Chicago is unique in that the Housing Authority administers housing outside its city limits, the move might not be applicable to San Francisco. Acting Secretary concluded by stating that the point of interest is that a precedent has been set and that with HUD's efforts, "maybe open housing can become a reality in both the private and public sectors".

Acting Secretary presented an additional item of interest by recalling that the San Francisco Housing Authority and its residents, through the NAHRO Information Center, had conducted a campaign to reinstate the setasides for conventional public housing ($140 million) which had been removed from the Housing Assistance Bill along with the modernization funds (some $60 million) which had also been cut. As a result of the intensive campaign, $85 million for conventional new public housing construction and $35 million in new modernization funds had been retained. Acting Secretary stated: "This is a victory for NAHRO, the residents of public housing and certainly the many applicants on our waiting lists."

NAHRO NATIONAL AGENCY DUES:

Acting Secretary stated the Authority had received an invoice for $1,398.10 less discount of $279.62 (a total of $1,118.48) for Agency Membership in NAHRO for the year ending September, 1977, and asked the Commission to approve payment of the dues. Commissioner Boswell moved the invoice be paid. Commissioner Helpman seconded. Unanimously carried.

NAHRO PACIFIC SOUTHWEST REGIONAL DUES:

Acting Secretary stated the Authority had received an invoice for $357.75 for membership in NAHRO's Pacific Southwest Regional Council for the year ending June 30, 1977 and asked the Commission to approve payment of the annual dues. Commissioner Ergina moved the invoice be paid. Commissioner Wallace seconded. Unanimously carried.

SAN FRANCISCO MEDICAL CENTER OUTPATIENT IMPROVEMENT PROGRAMS PLANNING/EVALUATION WORKSHOP, LAKE TAHOE, JULY 8-11, 1976

Commissioner Wallace stated she had attended the workshop and was pleased to see that many of the delegates worked up to sixteen hours a day, concentrating on long range planning for the establishment of more satellite clinics throughout the country. San Francisco's satellite clinics are located in Potrero, the South-of-Market area, North Beach, Western Addition and Bayview-Hunters Point area, and have long served the nearby residents of public housing. The Commissioner stated the Director of the San Francisco Department of Public Health, Dr. Frances Curry, had announced his retirement and suggested that the Commission extend its congratulations and best wishes to Dr. Curry for his continuing efforts on behalf of the citizens of San Francisco to maintain health clinics throughout the City. Staff was directed to do so.

7. REPORT OF COUNSEL:

Acting Counsel, Mr. Bryan F. Foster, stated he had been spending much of his time reviewing the Lease and Grievance Procedure with members of PHTA, and with the International Hotel situation.

8. UNFINISHED BUSINESS:

SECTION 8 - STATUS REPORT:

Acting Secretary stated as of July 16, 1976, the Housing Authority had received 2,543 applications for Section 8 Housing (1,890 family applications, 647 senior citizens) and that because there are more applications pending than can be processed for certificates, the Housing Authority, in accordance with HUD regulations, had suspended the taking of Section 8 applications. Notices of the suspension appeared in both the Chronicle and Examiner in addition to 25 other media sources and PHTA.

Since the last status report, five briefing sessions have been held and as a result, 238 new certificates were issued, bringing the total to 643. Seventy-five certificate-holders have located housing, and an additional thirty-five certificate-holders have located housing and the process of completing inspections and/or signing contracts is on-going.

The Housing Authority is now forwarding letters to the San Francisco Real Estate Association and the San Francisco Apartment Owners Association in an attempt to generate increased interest in the Section 8 program.

Discussion followed regarding the process of issuing extensions to certificate-holders who are unable to locate housing within the prescribed sixty days. A maximum of two thirty-day extensions can be issued to Section 8 certificate-holders upon request. To date, ten requests have been received and granted. If, however, the applicant is unable to locate housing during the time of extension, then, theoretically, he must re-apply for the

Section 8 program. However, since the taking of applications has been suspended, the applicant "will be lost", as Commissioner Wallace stated. At that point, the applicant has only the conventional public housing to rely on.

Acting Secretary pointedly recalled that the Housing Authority staff and NAHRO had consistently informed the Commissioners and the residents of public housing, both locally and nationally, that the program would not benefit the low-income residents of San Francisco. "It is a matter of record," he stated, "and maybe with a change in the Federal Administration, things will be different."

TARGET PROJECTS PROGRAM - STATUS REPORT:

Acting Secretary stated there are two critical items to report to the Commission regarding the Target Projects Program. First, the Authority is still negotiating with the Department of the Navy regarding the use of the Inchon Village facilities as a temporary relocation resource for the TPP-area residents. While no promises or commitments have been made, the current negotiations are centered around the amount of money which will have to be expended by the Housing Authority to restore the units. The second item of importance is the establishment of the permanent TPP Resident Advisory Council. The Council will convene for the first time on August 4. Acting Secretary referenced a complete status report contained in each of the Commissioners' folders.

A member of the audience revived the $4,000 relocation payment matter. When questioned as to what source the lady was quoting, Acting Secretary interceded and stated that the California Department of Housing and Community Development is currently in the process of establishing regulations for relocation of those residents under its jurisdiction, and that no matter what the California agency decided, the San Francisco Housing Authority is still subject to the ruling of the Federal Agency, HUD, which had specifically stated the TPP-area tenants are not eligible for a $4,000 relocation payment as a result of the temporary moves involved in the implementation of the program. Commissioner Wallace implied that Staff should be reviewing these new developments. Acting Secretary stated that a staff member had been present at each of the hearings held in San Francisco for the past eight months, and that, as the Commissioner suggested, the Commission would receive a full report regarding the outcome of the hearings. Commissioner Boswell suggested Counsel should review the documents being issued by the California State Housing and Community Development Department to determine if any regulations would apply to residents of the TPP area.

Ms. Ethel McCarrell, Hunters View Tenants Association, addressed the Commission to point out the security problems at the Hunters View Multi-Purpose Center, indicating that the only reason she was bringing the matter to the attention of the Commission was that Staff had failed to respond to her and to meet the needs of the residents who frequent the Center. Ms. McCarrell was referred to Staff and Commissioner Boswell further suggested that the matter could be handled through the standard grievance procedure available to those who feel their needs have not been acknowledged. Commissioner Wallace stated that security is definitely a problem, and that perhaps the members of the newly-elected TPP Resident Advisory Council could formulate a plan for improved security. Staff was directed to follow Ms. McCarrell's complaint and to report any resolution of the problem to the Commission.

9. NEW BUSINESS:

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2039

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RESOLUTION AUTHORIZING TRAVEL TO NASHVILLE, TENNESSEE
TO ATTEND NAHRO'S TPP NATIONAL EXPERIENCE EXCHANGE
FORUM II, AUGUST 15-18, 1976

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RESOLUTION NO. 2039

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RESOLUTION AUTHORIZING TRAVEL TO NASHVILLE, TENNESSEE TO ATTEND NAHRO'S TPP NATIONAL EXPERIENCE EXCHANGE FORUM II, AUGUST 15-18, 1976

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its second National TPP Experience Exchange Forum in Nashville, Tennessee, August 15-18, 1976; and

WHEREAS, the TPP Experience Exchange Forum is designed to provide a forum to facilitate ideas and experience exchange among participants in the TPP program, to facilitate actual program planning through small group case work and problem-solving techniques and to facilitate the transfer of hardware and software information on security; and

WHEREAS, the San Francisco Housing Authority is actively participating in the TPP program in the Hunters Point-Alice Griffith areas of San Francisco; and

WHEREAS, this Authority deems that the attendance at the National TPP Experience Exchange Forum II of such members of this Commission, Staff and elected Representatives of the TPP Resident Advisory Council as the Commission and Executive Director may indicate is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to Nashville, Tennessee, August 15-18, 1976 for the purpose of attending the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Acting Secretary stated that because of the involvement of the San Francisco Housing Authority in the TPP program, the Authority deems that the attendance of such members of the Commission, Staff and elected representatives of the TPP Advisory Council as the Commission and Executive Director may indicate is essential.

Commissioner Wallace moved the foregoing resolution be adopted. Commissioner Boswell seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Rev. Hamilton T. Boswell
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Mr. Stephen Walter

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Boswell:

RESOLUTION NO. 2040

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND THE SAN FRANCISCO MEDICAL CENTER OUTPATIENT IMPROVEMENT PROGRAM'S PLANNING EVALUATION WORKSHOP AND BOARD OF DIRECTORS MEETING IN SOUTH LAKE TAHOE, CALIFORNIA, JULY 8-11, 1976

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RESOLUTION NO. 2040

* * * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO ATTEND THE SAN FRANCISCO MEDICAL CENTER OUTPATIENT IMPROVEMENT PROGRAM'S PLANNING EVALUATION WORKSHOP AND BOARD OF DIRECTORS MEETING IN SOUTH LAKE TAHOE, CALIFORNIA, JULY 8-11, 1976

* *

WHEREAS, the San Francisco Medical Center Outpatient Improvement Program (S.F.M.C.O.I.P.) convened a Planning Evaluation Workshop at Lake Tahoe, California, July 8-11, 1976; and

WHEREAS, the Board of Directors of the S.F.M.C.O.I.P. held its monthly meeting at South Lake Tahoe on July 10, 1976; and

WHEREAS, Commissioner Cleo F. Wallace is a Director of the S.F.M.C.O.I.P.; and

WHEREAS, the programs and facilities of the S.F.M.C.O.I.P. and its satellite offices are specifically geared to the needs of minorities and the medically underserved; and

WHEREAS, the San Francisco Medical Center has facilities in several public housing project areas which serve public housing residents; and

WHEREAS, this Authority deemed that the attendance of Commissioner Cleo F. Wallace at the aforementioned meetings at South Lake Tahoe was essential to the conduct of its low-rent projects operations; and

WHEREAS, a telephone poll of the Commissioners was conducted on July 2, and July 6, 1976 to secure authorization for the travel.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace's travel to South Lake Tahoe, July 8-11, 1976 to attend the aforementioned meetings is hereby approved and ratified.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this ratification become effective immediately.

Acting Secretary stated that Commissioner Wallace had presented her report to the Commission regarding her participation in the Workshop, that a telephone poll of the Commissioners had been conducted on July 2 and July 6, 1976 to secure authorization for the travel, and that ratification is now in order.

Commissioner Boswell moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Rev. Hamilton T. Boswell		
	Dr. Amancio Ergina	EXCUSED:	Mr. George Evankovich
	Mrs. Cleo Wallace		Mr. Stephen Walter
	Mr. Martin Helpman		

Acting Chairman thereupon declared said motion carried.

RESIGNATION OF COMMISSIONER HAMILTON T. BOSWELL:

Commissioner Boswell addressed the Commission and stated: "This afternoon, I plan to register to vote in Point Richmond...I have been on this Commission since 1964. This is my last meeting. It has been a real pleasure and a joy. I have gotten some 'bumps' and complaints, at times, but they have been friendly. It has been a tremendous experience to serve as a Commissioner of the San Francisco Housing Authority. I listened very intently to what the Mayor was saying because I would like to say that in all those areas certainly we have not made giant strides, but such has been our intent. We all realize how handicapped we are. I look forward to the day when every person sitting up here will be a tenant. Tenants have the ability and have the interest to do a far better job than we do. I am a sentimental man and I am leaving my heart in San Francisco.

Acting Chairman, on behalf of the Commission, thanked Commissioner Boswell "for your years of service. You will be sorely missed."

Commissioner Wallace stated: "On behalf of myself and some of the residents, I have had an opportunity to work with you longer than other people. We are going to miss you. I know what the fight is like, and it is not going to be easy. Without Reverend Boswell, PHTA would not be as far as we are today. There are others who did not want us to make it. With the kinds of things that have gone on in this Agency, it will mean a lot of work on our part. I really hate to see you go and I wish the Mayor could make some arrangement to keep you around until the job is done."

Commissioner Ergina congratualted Commissioner Boswell for his "excellent work as a Good Samaritan, from the bottom of my heart and my community. We wish you the best of luck in the future."

Acting Secretary thanked the Commissioner on behalf of Staff "and myself for your many years on the Commission. You always worked in the interests of our clientele. You are a devoted public servant. Every once in a while, he gave Staff a few bumps, but we knew where he was coming from, and we have followed his direction as best we could. Good luck to you and Mrs. Boswell in your new location.

Ms. Evelyn Darnes, Vice President of PHTA, stated Reverend Boswell had helped her many times and concluded by saying: "May God be with you."

Commissioner Boswell received a standing ovation from the audience and members of the Commission.

10. ADJOURNMENT:

Acting Chairman declared the meeting be adjourned at 11:05 A.M.

Acting Chairman

ATTEST:

Acting Secretary

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DOCUMENTS
AUG 2 [illegible] 1976
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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, August 12, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, August 12, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Mrs. Joan Byrnes, Vice Chairman Dr. Amancio Ergina, Commissioner Mrs. Cleo F. Wallace, Commissioner Mr. Martin Helpman, Commissioner
EXCUSED:	Mr. George Evankovich, Chairman Mr. Stephen Walter, Commissioner Rev. Hamilton T. Boswell, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:	Mr. Eneas J. Kane, Executive Director/Secretary Mr. John E. Sullivan, Counsel Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II, stated the visitors would be listed in the minutes.

Mr. Joe Tyler, Plaza
Mrs. Annie Tyler, Plaza
Mr. Theodore A. Eden, Eden & Eden, Architects
Mr. Thomas Eden, Eden & Eden, Architects
Mr. Frank S. Clark, III, Frank S. Clark III & Associates
Ms. Alina Beard, San Francisco League of Women Voters
Mr. James Baer, Mission Planning Council
Ms. Judy E. McCabe, President, PHTA
Ms. Evelyn Darnes, Vice President, PHTA
Mr. Edward Montoya, Second Vice President, PHTA
Ms. Mandy Brown, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Lillian Robinson, Hunters Point A
Ms. Frances Williams, Harbor Slope
Ms. Christine Neal, PHTA
Ms. Sarah Owens, Hunters View
Ms. Dianne Williams, PHTA
Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Donald Canter, San Francisco Examiner

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting of July 29, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

COMMENDATION OF MR. JOE TYLER:

Acting Chairman asked Mr. Joe Tyler and his Mother, Ms. Annie Tyler, to stand. The following statement was read:

> "On July 4, 1976, Mr. Joe Tyler, a resident of 1230 Buchanan Street, heard screams coming from a neighbor's apartment. Without hesitation he proceeded to investigate the screams and saw that a fire was in progress in the apartment. Mr. Tyler broke into the apartment and discovered his neighbor lying in a bed of flames. Quickly he extinguished his neighbor's night clothing and carried her to safety. The neighbor was taken to San Francisco General Hospital where it was determined she had sustained third degree burns from her waist to her feet. As a result of Mr. Tyler's quick thinking and quick action, a fire fatality did not occur. I would like to take this opportunity on behalf of this Commission to thank Mr. Tyler for his act of bravery and to present him with this $100 Savings Bond. The Commission has also notified the San Francisco Fire Department of Mr. Tyler's heroic act and we requested that they, too, commend him."

Mr. Tyler received standing applause from the audience and the Commission.

BID RESULTS - GROUP FINANCING: SIXTH SERIES, 1976:

Secretary announced bids were received August 10, 1976 for the Sixth Series, 1976 Group Financing for the amount of $5,565,000. The bids ranged from a low of 2.98% to a high of 3.17%.

The successful bidder was:

	AMOUNT	INTEREST	PREMIUM
Crocker Nat'l Bank et al	$5,565,000	2.98	$ 25.00

Other bids were as follows:

Bank of America	$5,565,000	3.03	$242.00
United California Bank	$5,565,000	3.06	$172.00
Bank of New York	$5,565,000	3.08	-0-
First Nat'l City Bank	$5,565,000	3.14	$316.00
Rainier Nat'l Bank	$5,565,000	3.16	-0-
Morgan Guaranty Trust	$5,565,000	3.17	$362.00

The last bid opening on July 13, 1976 resulted in a rate of 2.98%.

NAHRO INFORMATION CENTER FOR COMMUNITY DEVELOPMENT:

Secretary stated that through the joint efforts of NAHRO's National, Regional and Local offices, Housing Authority Commissioners throughout the country, and particularly, tenant organizations, for the first time in eight years, not less than $85 million had been retained in the 1977 Authorization and Appropriations Bills for conventional public housing construction. Over $35 Million will be available for modernization of existing public housing. Additionally, and largely through the efforts of the Controller, Mr. Ken Cavanaugh, as Chairman of NAHRO's National Sub-Committee on Performance Funding, refinements have been made to the Performance Funding system, thereby securing increased operating subsidy for Housing Authorities throughout the country.

Deputy Executive Director reiterated the importance of NAHRO's Information Center for Community Development, in that, with the exception of the National Tenants Organization, it is the only group which maintains daily contact with Congressional committees for the purpose of providing technical assistance regarding housing matters.

Secretary continued by referencing the current Administration's attitude toward the public housing program in general, in that, according to reports, the President had "reluctantly" agreed to several provisions of the Housing Bills. Further, recently, newspaper articles have quoted the President as referring to public housing programs as "a failure" and to the Section 8 program as a "success". Secretary stated that only 33,000 units have been activated under the Section 8 program which was programmed to produce 400,000 units in 1976. Secretary concluded by stating that NAHRO, Commissioners, Housing Authorities and tenants will still have to fight "each step of the way" to insure that the funding now available, remains in the Housing Bills.

7. REPORT OF COUNSEL:

Counsel stated that his office had been consulted on a proposed ballot proposition which would enable other agencies to obtain funding from the California State Housing Finance Agency. The proposed language for the proposition is to be presented to the Board of Supervisors on Monday, August 16, 1976.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT:

Secretary presented the Target Projects Program Status Report. On August 5, 1976, the Resident Advisory Council held its first meeting to elect officers and to meet and talk with the TPP architectural team and consultants. Each Council member then met with representatives of the architectural firms responsible for the design of the specific areas in which Council members reside. It was decided that two members of the Council will attend NAHRO's TPP Experience Exchange Forum II in Nashville, Tennessee, August 15-18, 1976.

On August 10, 1976, HUD's Area Office forwarded to its Regional Office, for subsequent forwarding to HUD Assistant Secretary Young, a letter suggesting two methods for the utilization of Inchon Village by the San Francisco Housing Authority. The first method calls for licensing by HUD which, in turn, would turn the facility over to the Housing Authority for its use. The second method calls for the utilization of the Housing Authority's Section 23 authorization to lease Inchon Village from the Department of the Navy, which would require a waiver by Secretary Young for the use of Section 23 units rather than converting the units to Section 8 units.

Secretary continued by stating that Mr. Roger Sattler of the Department of the Navy had requested a copy of the HUD letter, in order to assist the Housing Authority in its quest for the Inchon Village facility. Acting Chairman Joan Byres asked what the time element now is. Deputy Executive Director replied that "knowing how HUD Central moves" there is no way of telling, but that Controller, Mr. Ken Cavanaugh, is scheduled to meet with Assistant Secretary Young and Mr. Sattler this month and perhaps a better estimate could be given at that time.

On August 11, 1976, and at the direction of the Commission, Counsel Sullivan reviewed the proposed Relocation Regulations of the State Department of Housing and Community Development to determine any relationship to the Federal Government's rehousing policy for the TPP program. Counsel Sullivan's opinion is that there is no relationship to the Housing Authority's TPP Rehousing Program, which is directed by Federal guidelines.

Ms. Frances Williams, newly-elected President of the TPP Resident Advisory Council, addressed the Commission and stated three tenants should attend the TPP Conference in Nashville instead of the two decided upon earlier. Deputy Executive Director stated the Resolution which had authorized the travel to Tennessee was "broad enough" so that an additional travel resolution would not have to be submitted to the Commission. Commissioner Ergina stated that if additional information could be obtained at the Conference by sending a third Resident Council member, then he would approve the request. Commissioner Wallace moved to grant the request. Commissioner Ergina seconded. Unanimously carried.

Ms. Williams then referenced a personnel matter and was referred to Staff by Commissioner Wallace who stated such matters should not be discussed at a public meeting.

9. NEW BUSINESS:

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2041

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RESOLUTION AWARDING CONTRACT FOR PROFESSIONAL CONSULTING SERVICES FOR MODERNIZATION WORK - TARGET PROJECTS PROGRAM

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RESOLUTION NO. 2041

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RESOLUTION AWARDING CONTRACT FOR PROFESSIONAL CONSULTING SERVICES FOR MODERNIZATION WORK - TARGET PROJECTS PROGRAM

* *

WHEREAS, the Department of Housing and Urban Development has approved this Authority's submission of Part B of the Target Projects Program dated May 1, 1976; and

WHEREAS, contained within the Target Projects Program are funds to modernize extensively the apartments of the five projects included in the Target Projects Program located in the Hunters Point/Bayview district of San Francisco; and

WHEREAS, this Authority has determined that Professional Consulting Services are necessary to implement the Modernization Phase of the Target Projects Program; and

WHEREAS, the Authority has determined that said Professional Consulting Services will provide the necessary liaison and control between the Authority, the Community and the Project Architects with regard to tenant needs concerning security, upward mobility and affirmative action; and

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the consulting firm of Dukes, Dukes and Associates be awarded the contract subject to the approval of the Department of Housing and Urban Development.

II. That upon receipt of approval of the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to execute the contract with the aforesaid professional consulting firm.

III. That this Resolution shall become effective immediately.

Secretary stated that each of the TPP contract awards had been reviewed and approved informally by HUD, that each represents an amount below the percentage allowed by HUD and that formal approval by the Commissioners must precede implementation of the architectural and consulting services related to the program.

It is proposed the contract for Professional Consulting Services for Modernization work be awarded to the firm of Dukes, Dukes and Associates in the amount of $123,886.00.

Commissioner Wallace moved the foregoing resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton Boswell

Acting Chairman thereupon declared said motion carried.

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2042

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RESOLUTION AWARDING CONTRACT FOR
CIVIL ENGINEERING SERVICES FOR
MODERNIZATION WORK - TARGET PROJECTS PROGRAM

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RESOLUTION NO. 2042

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RESOLUTION AWARDING CONTRACT FOR CIVIL ENGINEERING SERVICES FOR MODERNIZATION WORK - TARGET PROJECTS PROGRAM

* *

WHEREAS, the Department of Housing and Urban Development has approved this Authority's submission of Part B of the Target Projects Program dated May 1, 1976; and

WHEREAS, contained within the Target Projects Program are funds to modernize extensively the apartments of the five projects included in the Target Projects Program located in the Hunters Point/Bayview district of San Francisco; and

WHEREAS, this Authority has determined that Civil Engineering Services are necessary to ensure the successful implementation of the architectural design work involved in the Modernization Phase of the Target Projects Program; and

WHEREAS, the Authority has further determined that the Civil Engineering Services be provided by the engineering firm named below; and

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the engineering firm of Murray-McCormick be awarded the contract for Civil Engineering Services, subject to the approval of the Department of Housing and Urban Development.

II. That upon receipt of approval from the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to execute the contract with the aforesaid engineering firm.

III. That this Resolution shall become effecitve immediately.

It is proposed the contract for Civil Engineering Services for modernization work be awarded to the firm of Murray-McCormick in the amount of $150,000.00.

Commissioner Ergina moved the foregoing resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton Boswell

Acting Chairman thereupon declared said motion carried.

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2043

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RESOLUTION AWARDING CONTRACTS FOR ARCHITECTURAL SERVICES FOR MODERNIZATION WORK - TARGET PROJECTS PROGRAM

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RESOLUTION NO. 2043

* * * * * * * * * *

RESOLUTION AWARDING CONTRACTS FOR ARCHITECTURAL SERVICES FOR MODERNIZATION WORK - TARGET PROJECTS PROGRAM

* *

WHEREAS, the Department of Housing and Urban Development has approved this Authority's submission of Part B of the Target Projects Program dated May 1, 1976; and

WHEREAS, contained within the Target Projects Program are funds to modernize extensively the apartments of the five projects included in the Target Projects Program located in the Hunters Point/Bayview district of San Francisco; and

WHEREAS, this Authority has determined that Architectural Services are necessary to implement the Modernization Phase of the Target Projects Program; and

WHEREAS, the Authority has determined that a need exists for diversity and creativity in the provision of Architectural Services, and that this need will best be served by awarding separate contracts for services to the Architectural firms named below; and

WHEREAS, the Authority has selected four separate architectural firms to provide said required diversity and creativity and has prepared contracts providing for said services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the following architectural firms be awarded contracts, subject to the approval of the Department of Housing and Urban Development:

A. Marquis Associates, Architects and Planners, Project Architect for CAL 1-17(A), Hunters Point (East and West Sectors).

B. Eden & Eden, AIA, Architects, Project Architect for CAL 1-9, Harbor Slope and CAL 1-17(B), Hunters Point.

C. Frank S. Clark III and Associates, Architects, Project Architect for CAL 1-18(3), Hunters View.

D. Young and Associates, AIA, Architects and Planners, Project Architect for CAL 1-18(4), Alice Griffith.

II. That upon receipt of approval from the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to execute contracts with the aforesaid architectural firms.

III. That this Resolution shall become effective immediately.

It is proposed the contract for Architectural Services for modernization work be awarded in the following manner:

Marquis Associates ($75,420.00)

Project Architect for CAL 1-17(A)
Hunters Point East and West

Eden & Eden ($149,950.00)

Project Architect for CAL 1-9
Harbor Slope

Project Architect for CAL 1-17(B)
Hunters Point

Frank S. Clark, III and Associates ($125,163)

Project Architect for CAL 1-18(3)
Hunters View

Young and Associates ($94,500.00)

Project Architect for CAL 1-18(4)
Alice Griffith

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Mrs. Joan Byrnes
Dr. Amancio Ergina
Mrs. Cleo Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Mr. Stephen Walter
Rev. Hamilton Boswell

Acting Chairman thereupon declared said motion carried.

TARGET PROJECTS PROGRAM:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2044

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RESOLUTION AWARDING CONTRACT FOR
COORDINATING ARCHITECTURAL SERVICES FOR
MODERNIZATION WORK - TARGET PROJECTS PROGRAM

* *

RESOLUTION NO. 2044

* * * * * * * * * *

RESOLUTION AWARDING CONTRACT FOR COORDINATING ARCHITECTURAL SERVICES FOR MODERNIZATION WORK - TARGET PROJECTS PROGRAM

* *

WHEREAS, the Department of Housing and Urban Development has approved this Authority's submission of Part B of the Target Projects Program dated May 1, 1976; and

WHEREAS, contained within the Target Projects Program are funds to modernize extensively the apartments of the five projects included in the Target Projects Program located in the Hunters Point/Bayview district of San Francisco; and

WHEREAS, this Authority has determined that Coordinating Architectural Services are necessary to ensure the successful implementation of the architectural design work involved in the Modernization Phase of the Target Projects Program; and

WHEREAS, the Authority has further determined that the Coordinating Architectural Services be provided by a Project Architect in a consulting capacity; and

WHEREAS, the Authority has studied, evaluated and prepared a contract to provide said designated services:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the architectural firm of Marquis Associates be awarded the contract for Coordinating Architectural Services, subject to the approval of the Department of Housing and Urban Development.

II. That upon receipt of approval from the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to execute the contract with the aforesaid architectural firm.

III. That this resolution shall become effective immediately.

It is proposed the contract for Coordinating Architectural Services for modernization work be awarded to the firm of Marquis Associates in the amount of $51,915.00.

Commissioner Wallace moved the foregoing resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton Boswell

Acting Chairman thereupon declared said motion carried.

Commissioner Wallace then stated: "Now that all the contracts have been awarded I would hope that we can make sure and see fit to hire some tenants. I will be riding herd to see that we do."

TRAVEL:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2045

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA, AUGUST 14-16, 1976, TO ATTEND NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

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RESOLUTION NO. 2045

* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA AUGUST 14-16, 1976 TO ATTEND NAHRO PACIFIC SOUTHWEST REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS.

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold a series of meetings for the Executive Board Members of the Pacific Southwest Regional Council on August 14-16, 1976; and

WHEREAS, the Deputy Executive Director is the Immediate Past President of the Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Deputy Executive Director at this meeting in Los Angeles, California is essential to the conduct of its low-rent public housing operations

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

1. That the Deputy Executive Director be authorized to travel to Los Angeles, California on August 14-16, 1976 for the purpose of attending the Executive Board Meetings of the Pacific Southwest Regional Council of NAHRO

11. That time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

111. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

COUNSEL

August 12, 1976

DATE

Secretary stated the Resolution is to authorize the Deputy Executive Director's travel to Los Angeles to attend the meetings as Past President of the Pacific Southwest Regional Council and as a member of the Council's Executive Board.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton Boswell

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2046

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND THE NATIONAL NAHRO HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE MEETING AND THE SUB-COMMITTEE MEETING ON PERFORMANCE FUNDING

* *

RESOLUTION NO. 2046

* * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C. TO ATTEND THE NATIONAL NAHRO HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE MEETING AND THE SUB-COMMITTEE MEETING ON PERFORMANCE FUNDING

* *

WHEREAS, NAHRO will hold a National Housing Management and Maintenance Committee meeting and a National Sub-Committee meeting on Performance Funding, in Washington, D. C., August 22-24, 1976; and

WHEREAS, the Controller is Chairperson of the NAHRO Sub-Committee on Performance Funding and a member of the National Housing Management and Maintenance Committee; and

WHEREAS, the National NAHRO Housing Management and Maintenance Committee is scheduled to meet with key top officials of the Department of Housing and Urban Development relating to the major Management and Maintenance problems of Local Housing Authorities throughout the country, including particularly a discussion of refinements needed to the HUD Performance Funding system; and

WHEREAS, this Authority deems that the attendance of the Controller at the National Committee meetings of NAHRO is essential to the conduct of its low-rent housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Controller be authorized to travel to Washington, D. C. August 22-24, 1976 for the purpose of attending the aforementioned meetings.

2. That travel time, expenses and per diem for the Controller be allowed in accordance with the travel policies of this Authority.

3. That this Resolution shall become effective immediately.

Secretary referenced the earlier remarks regarding the Controller's scheduled meeting with Assistant Secretary Young and stated that the Controller would also be attending the meetings referred to in the Resolution.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Mrs. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Mrs. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Acting Chairman asked if there were any comments from members of the audience. There were none.

Acting Chairman declared the meeting be adjourned at 10:35 A.M.

Acting Chairman

ATTEST:

Secretary

DOCUMENTS

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 26, 1976

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, August 26, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Mrs. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Mr. Eneas J. Kane,
Executive Director/Secretary
Mr. John E. Sullivan, Counsel

2. VISITORS:

Secretary acknowledged the visitors:

Ms. Alina Beard, San Francisco League of Women Voters
Ms. Mandy Brown, Hunters Point A
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Judy McCabe, President, PHTA
Ms. Frankie Kilpatrick, Hunters Point
Ms. A. Manning, Alice Griffith
Ms. Christine Neal, PHTA
Ms. Sarah Owens, PHTA
Ms. Rebecca Purnell, PHTA
Ms. Lillian Robinson, Hunters Point A
Ms. Melva Trask, Hunters Point A
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Diane Williams, PHTA
Ms. Frances Williams, President, TPP Resident Advisory Council

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the proposed Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Meeting of August 12, 1976, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

TPP EXPERIENCE EXCHANGE FORUM II:

Secretary stated each folder contained two written reports pertaining to the Conference which had been held in Nashville, Tennessee, August 15-18, 1976, one prepared by Staff and one prepared by Ms. Frances Williams, President, TPP Resident Advisory Council. The reports summarized the ideas presented at the Conference based on the central theme, "Management's Role in Comprehensive Program Planning Using Security as the Model". Generally, the purpose of the Forum was to provide public housing authority administrators, staff and residents with a greater understanding of the key component parts essential to comprehensive program planning. Secretary asked if the San Francisco delegates to the Conference wished to expand on the written reports.

Commissioner Wallace stated she was particularly interested in one Housing Authority's program whereby mini-buses had been purchased with TPP funds and a central repair shop had been set up for these vehicles so that when service was needed, the vehicles did not "sit on the street" thereby inviting vandalism. The Commissioner suggested the San Francisco Housing Authority look into a similar program and concluded by stating that she was pleased to see so many minority TPP coordinators, many of whom are women.

NAHRO'S HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE AND SUB-COMMITTEE ON PERFORMANCE FUNDING MEETINGS:

Secretary introduced a written report on Controller, Ken Cavanaugh's participation in the Housing Management and Maintenance Committee and Sub-Committee on Performance Funding meetings in Washington, D. C., August 22-24, 1976. In summary, Secretary stated that NAHRO had worked diligently to amend several aspects of the performance funding system in order to provide funding based on a particular Housing Authority's need. Secretary referenced the "population" portion of the funding system whereby funding is secured, in part, on the basis of population of the County in which the Housing Authority operates. Secretary noted a comparison between San Francisco and Los Angeles. San Francisco, with a population of 700,000 in 42.7 square miles, would receive substantially less funding than the Los Angeles Housing Authority which operates within a county which supports a population of over seven million in a 454 square-mile area. Secretary stated San Francisco's portion of the funding available should be based upon the population of the Bay Area and not just San Francisco alone. Secretary offerred additional copies of the lengthy report to those who wish to further study NAHRO's efforts to revise the performance funding system.

Ms. Judy McCabe, President, PHTA, asked if the declining population in San Francisco would adversely affect the funding of the San Francisco Housing Authority. Secretary responded that the new population figures to which she referred were "unofficial", and that when the Federal census is taken in 1980, then, if the report shows a declining population in San Francisco, the matter would have to be studied to determine the effect, if any, on the Housing Authority's portion of public housing funding.

SUMMER YOUTH PROGRAM:

Secretary presented the Authority's Summer Youth Program report and referred to it as "most objective and comprehensive". Secretary urged the report be read by those interested in that it presented both the successes and failures of the program itself and the management and supervisory personnel involved in the program. Secretary stated the report was prepared by a member of the Family Tenant Services staff and, again, acknowledged the objectivity with which the report had been written.

7. REPORT OF COUNSEL:

Counsel stated that in addition to routine matters, his office had been concerned with the lease and grievance procedure currently being reviewed by Staff and members of PHTA. Counsel stated both groups of representatives had negotiated in good faith and that it appeared there would soon be a resolution of the remaining differences being discussed. Counsel stated that the Executive Director had been subpoenaed to testify before the Unemployment Appeals Board which is conducting hearings to determine if the craftsmen who had participated in the strike earlier this year are eligible for unemployment benefits. The Board will issue its decision later this month.

8. UNFINISHED BUSINESS:

SECTION 8 - STATUS REPORT:

Secretary presented the Section 8 status report which updated figures previously presented to the Commission. One Hundred Twenty-Seven certificate-holders have located housing, inspections have been completed and contracts signed. The Authority has sent letters to the San Francisco Board of Realtors and the San Francisco Apartment Association apprising them of the Section 8 program and of the opportunity for their increased participation. Secretary concluded by stating that the Authority is anxious to "get some action going" in new public housing but that so far, HUD has not authorized the Authority to do so.

TARGET PROJECTS PROGRAM - STATUS REPORT:

Secretary presented the TPP Status Report which included references to ninety-day notices which had been sent to remaining families in the Hunters Point A East and West areas, TPP-resident meetings with architects, and current rehousing statistics as it relates to the Target Projects Program area.

Regarding the Inchon Village situation, a letter supporting the Housing Authority's request for the use of Inchon Village had been forwarded by HUD's Regional Office to Assistant Secretary Young in Washington. In addition, the Controller, Mr. Ken Cavanaugh, had met with various officials while in Washington, August 22-24, 1976, and it was determined that HUD's General Counsel in Washington is now working on an agreement for the use of the facility with the General Services Administration.

Secretary expanded on the report by referencing the dissatisfaction that some residents in Hunters Point had expressed regarding the ninety-day notices. Secretary stated the notices were sent at this particular time on advise of HUD officials, and that if the notice is read carefully, it is stated that "...this is not a notice to vacate your unit immediately...It is a reminder that within ninety days you are scheduled to be temporarily rehoused to accommodate the planned rehabilitation process in your unit."

Secretary stated that of the original 317 units in Hunters Point A, East and West, 37 families have already transferred out of the project, and of those, 24 have received their relocation benefits ($200 one-time payment and moving expenses based on bedroom size). The balance of these claims is being processed. Thirty-one families are in the process of being transferred pending final preparation of units assigned to them. Thus, there are 149 families remaining in the project area and these received the ninety-day notices.

Secretary noted that the Housing Authority is aware of certain people who don't trust either the Housing Authority personnel or the TPP program itself, but the fact that the rehousing process has begun should be evidence of the program's implementation. Hopefully, Inchon Village will be available to hasten the process of relocation, even though some time will have to be spent refurbishing the units prior to occupancy. Secretary stated that additional information regarding Inchon Village should be available to the Housing Authority by September 3, 1976.

Ms. Melva Trask, Vice President, TPP Resident Advisory Council, addressed the Commission and read a letter which had been signed by members of the Resident Advisory Council. The letter set forth a number of "demands" pertaining to the TPP program, its budget, its personnel and its equipment. Acting Chairman referred the matter to Staff for reply. Secretary stated Staff would meet with the parties involved to discuss the points listed in the letter. The meeting was set for Wednesday, September 1, 1976 at 9:30 A.M.

Ms. Evelyn Darnes, Vice President, PHTA, addressed the Commission and asked that should any changes be made regarding the placement of certain TPP equipment, the residents of the TPP area who depend upon the use of that equipment should be notified. Again, the matter was referred to staff and Secretary stated the matter would be discussed at the meeting on September 1, 1976.

9. NEW BUSINESS:

OPERATING BUDGET:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2047

* * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/76 TO 9/30/77 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

(Budget on File)

RESOLUTION NO. 2047

****

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/76 TO 9/30/77 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

****

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period 10/1/76 to 9-30-77; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20(LHA) dated 4/29/75.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached herewith, is hereby approved for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support this budget; and

That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

Commissioner Wallace asked if the Budget had been reviewed by the tenants. Secretary responded that a briefing session for three Commissioners acting as a Finance Committee of the Commission had taken place on August 20, 1976. Several members of the audience stated they had not seen the document.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo F. Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

OPERATING BUDGET:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2048

* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD
10/1/76 TO 9/30/77 COVERING LEASED HOUSING UNITS
UNDER CONTRACT NO. SF-268

* *

(Budget on File)

RESOLUTION NO. 2048

****

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10-1-76 TO 9-30-77 COVERING LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268

****

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for leasing operations under Contract SF-268 covering the fiscal operating period 10-1-76 to 9-30-77; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of Circular - HM 7475.12.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached herewith, is hereby approved for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support these budgets; and

That all proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton Boswell

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2049

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND NAHRO'S THIRTY-SEVENTH ANNUAL CONFERENCE IN NEW ORLEANS, LOUISIANA, OCTOBER 10-13, 1976

* *

RESOLUTION NO. 2049

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND NAHRO'S THIRTY-SEVENTH ANNUAL CONFERENCE IN NEW ORLEANS, LOUISIANA, OCTOBER 10-13, 1976

* *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Thirty-Seventh Annual Conference in New Orleans, Louisiana, October 10-13, 1976; and

WHEREAS, this Authority deems that the attendance at the Conference of such members of this Commission and Staff as the Commission and Executive Director may indicate is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to New Orleans, Louisiana, October 10-13, 1976 for the purpose of attending the aforementioned conference.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Acting Chairman stated the next Commission Meeting would be held September 16, 1976.

Acting Chairman declared the meeting be adjourned at 10:35 A.M.

Acting Chairman

ATTEST:

Secretary

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Minutes

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held:
Thursday, October 7, 1976

440 Turk Street
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M. on regular meeting date of Thursday, September 23, 1976, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Thursday, October 7, 1976.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, October 7, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Mrs. Joan Byrnes, Vice Chairman
Mr. Amancio Ergina, Commissioner
Ms. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner
(Entered meeting at 10:10 A.M.)

EXCUSED:
Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Acting Chairman declared matters requiring a vote would be postponed until the arrival of Commissioner Helpman.

ALSO PRESENT:
Mr. Eneas J. Kane, Executive Director/Secretary
Mr. John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II, acknowledged the visitors:

Ms. Aline Beard, League of Women Voters
Ms. Arnece Birmingham, Sunnydale Residents Association
Ms. Mandy Brown, Hunters Point A
Mr. Donald Canter, San Francisco Examiner
Ms. Emilie Endredy, Clementina Tenants Association
Ms. Annie Manning, Alice Griffith
Ms. Ethel McCarrell, Hunters View Tenants Association
Mr. Edward Montoya, Bernal Dwellings Tenant Association
Ms. Christine Neal, Alice Griffith
Ms. Rebecca Purnell, PHTA
Ms. Lillian Robinson, TPP Resident Advisory Council
Ms. Nofoaluma Tuiasosopo, Sunnydale Residents Association
Ms. R. Wellington, PHTA
Ms. Dorothy Mae Wells, TPP Resident Advisory Council
Ms. Frances Williams, President, TPP Resident Advisory Council

5. REPORT OF SECRETARY:

PROPOSITION 1: Secretary stated the California Legislature had passed the California Housing Finance Act in 1975 to establish a California Housing Finance Agency. At that time, the Agency was funded from the general fund for "start-up money" and was given authority to sell revenue bonds in the amount of up to $450 Million. Another provision of the Act guaranteed that a general obligation Bond Act for $500 Million would be presented to the California voters in November, 1976. General obligation bonds must be voted on by the people, and bear a lower interest rate than the revenue bonds. The legislation provided that when the general obligation bonds were passed, the Agency would no longer use revenue bonds. Secretary stated the California Housing Finance Agency is committed to provide low and moderate income housing for California and that it is essential that Proposition 1 on the November ballot pass to ensure the future of the Agency and its commitment. Secretary recommended the Commission go on record as approving and endorsing Proposition 1 on the State ballot in November. Acting Chairman stated the matter would be considered when a quorum of the Commission was present.

INCHON VILLAGE: Secretary stated the Housing Authority has been negotiating for the use of Inchon Village as a temporary rehousing resource for the TPP program and that, "finally", an interim agreement for the use of the facilities has been signed by the Housing Authority, the Department of the Navy and HUD, with one item remaining to be resolved between the Navy and the General Services Administration. The Agreement expresses an interest in the future of the facilities, "when, as and if our use of it is completed".

Commissioner Helpman entered the meeting at 10:10 A.M.

Secretary continued by stating the interim agreement for the use of Inchon Village is in the hands of the Navy in Washington. There is a lease involved which has to be signed by the Navy and GSA and when those agencies agree to the terms of that lease, the lease will be presented to the Commission for approval. Secretary stated there is no way to estimate the time involved but that it appears the last remaining problems in connection with the use of Inchon Village are "just about solved. The moment this document is signed, the General Services Administration will be free to go ahead."

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved the Minutes of the Regular Meeting of August 26, 1976, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY (Continued):

For the benefit of Commissioner Helpman, Secretary reviewed his remarks regarding the Commission's endorsement of Proposition 1 on the November ballot. Mr. Edward Montoya of the Bernal Tenants Association insinuated none of the Commissioners knew anything about Proposition 1 or the California Housing Finance Agency. Commissioner Wallace replied that a group from PHTA and herself had gone to Sacramento sometime back to support the ballot measure in the name of the San Francisco Housing Authority. Secretary stated that as of now, the only way the Housing Finance Agency can secure financing other than the $10 Million it already has, is to be authorized to issue general obligation bonds under the auspices of Proposition 1.

Deputy Executive Director stated that if Proposition 1 fails in November, the California Housing Finance Agency will have a difficult time providing the needed low and moderate income housing in California. Deputy Executive Director continued by stating that, based on a recent Supreme Court decision, any funding for housing by the Housing Finance Agency will have to be approved by referendum of the voters in any particular city. Currently, there are just eleven cities in California in which referendum approval has been obtained from the voters. Controller, Mr. Ken Cavanaugh, stated the current funding mechanism is provided by tax revenues, whereas, the proposed general obligation bonds, which are not purchased by individual taxpayers, support a much lower interest rate than do revenue bonds. If the ballot measure passes, funding by tax revenues will be discontinued.

Commissioner Ergina moved the Housing Authority go on record as supporting and endorsing the provisions of Proposition 1 on the November ballot. Commissioner Wallace seconded. Unanimously carried.

7. REPORT OF COUNSEL:

Counsel stated that his Office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT: Secretary presented the status report for the Target Projects Program. Since the last Commission Meeting, nine meetings have been held among residents of Harbor Slope, Hunters Point A, Hunters View and Alice Griffith, each with the architectural firm which will be implementing the Target Projects Program in that particular area. These meetings are on-going to receive as much tenant input as possible.

Daily meetings were held during the week of September 13-17, 1976 between Staff and the TPP Resident Advisory Council regarding TPP Finance/Budget, TPP Security, Management, Planning and Development and Community Service.

On September 20, seventy-one residents and staff members attended a TPP Information Luncheon at the Bayview-Hunters Point Neighborhood Facility Building. The purpose of the luncheon was to provide information to the Community regarding the TPP program and to encourage participation in the program. Guest speakers included Hariette Williams, Staff Attorney for San Francisco Neighborhood Legal Assistance Foundation, and Calvin Welch and Robert Covington from the San Francisco Clearing House who discussed the importance of the TPP Advisory Council and community involvement in the program.

Under an interim agreement, the TPP Community Services Staff is occupying the Hunters Point II School facilities which have been declared excess space in the facility and discussions with the school Board are continuing in an attempt to secure the School on a permanent basis, either through a long-term lease or a negotiated sale.

The General Services Administration has declared the property occupied by the Hunters Point Boy's Club excess to its needs and has offered it publicly for sale. As long as the intended use of the property is for recreational purposes, the land can be acquired without cost to the Authority. The Housing Authority, which has sponsored the Boy's Club for a number of years, has made an application for the property to the GSA. The Authority, in turn, will sublet the property to the Boy's Club for its continuing use. (The Boy's Club is not eligible to apply for the property directly).

Mr. John Dukes, of Dukes and Dukes, met with the TPP Resident Advisory Council on September 24th to continue developing resident participation through the ten management areas in Hunters Point.

Revisions to the TPP Part B Application were discussed with the Advisory Council on September 30 in addition to planning for the setting up of a TPP Advisory Council Office in the Hunters Point II School.

An update of the rehousing process indicates there are 127 families remaining in CAL 1-17A, a total of 59 families have transferred out of the area and there are 14 families in process of being transferred. On September 29, a test survey was begun to determine building and unit conditions. The actual survey will begin October 11 and will continue through November 30, 1976.

Ms. Melva Trask, TPP Resident Advisory Council member, questioned the status of the TPP Resident Advisory Council's request that members of the Council be paid $25 per Council meeting (not to exceed two meetings per month). Deputy Executive Director responded that the matter is under consideration in view of the TPP Part B revisions which increased the amount of money available for tenant involvement. However, staff currently recommends $15 per meeting. The matter of retroactive payments for Council members' attendance at meetings has not been decided. The next meeting of the Advisory Council is scheduled for October 14. If a decision cannot be reached at that time, the Commission will be asked to settle the differences.

Ms. Trask then asked about the forthcoming NAHRO Conference to be held in New Orleans. Ms. Trask stated the Resident Advisory Council was led to believe two Council members would be going to New Orleans for the Conference and that now, no people are scheduled to attend from the Advisory Council. Secretary responded that he was not aware that Staff had told any members of the Advisory Council that they would be going to New Orleans. The NAHRO conference agenda includes nothing regarding the Target Projects Program. Secretary continued by stating that the Commission, some time ago, had indicated that through PHTA, funds are available to tenants for whatever purpose the tenants wished to use them. Secretary stated it was his understanding that there were four people assigned by the tenant Association to go to New Orleans, but when the President of PHTA applied for the funds, the balance in the account was minus $26.00. As a result, the Controller, Mr. Ken Cavanaugh, and Executive Staff agreed to grant PHTA a loan as PHTA's funds are issued quarterly and the next payment is not due until December 31, 1976. Secretary stated the amount of the loan was to have been $2,000 and that the President of PHTA appeared to be satisfied that was a sufficient amount.

Ms. Trask stated that PHTA and Housing Authority members are going to New Orleans, that Hunters Point is part of the entire public housing program, part of PHTA and that the Resident Advisory Council is the sole representative body of Hunters Point. Mr. Edward Montoya, PHTA Second Vice President, stated the Commission is trying to divide the tenants. Ms. Frances Williams, President of the TPP Resident Advisory Council, stated that the Authority is "giving away the TPP money" and that the trip to New Orleans "would not cost that much".

Commissioner Wallace stated that, based on what had just been said, it is her understanding the $3.00 per unit per month which is given to fund PHTA is for the use of residents of all of public housing in San Francisco. TPP funding is separate from PHTA funding. The minutes of two PHTA meetings indicated that three people were scheduled to attend the NAHRO conference. Then it appeared only two were going. Commissioner Wallace stated she would vote along with what PHTA agreed to, that two people from PHTA will attend the conference. Commissioner Wallace further stated that Ms. McCabe should have been present at this Commission Meeting to discuss PHTA's position and that the entire matter should not have been brought to the Commission in the first place.

After a comment by Mr. Montoya that PHTA just wants to get its own money away from the control of the Housing Authority, Commissioner Wallace refered to the Memorandum of Understanding agreement, signed by PHTA, which states in writing that PHTA can spend its money as it so chooses. The Commissioner stated the tenants should present something in writing before any decision can be made. Acting Chairman declared the matter should be settled between members of the TPP Resident Advisory Council and the leadership of PHTA. The discussion ended when Deputy Executive Director stated that although the $2,000 check had been prepared, it was never picked up by the President of PHTA.

9. NEW BUSINESS:

CERTIFICATION OF RENT-INCOME RATIO:

Following Resolutions introduced by Commissioner Wallace:

RESOLUTION NO. 2050

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RESOLUTION ADOPTING CERTIFICATION OF RENT-INCOME RATIO REQUIRED FOR PAYMENT OF OPERATING SUBSIDIES FOR PERIOD 10/1/76 TO 9/30/77 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

RESOLUTION NO. 2050

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RESOLUTION ADOPTING CERTIFICATION OF RENT-INCOME RATIO REQUIRED FOR PAYMENT OF OPERATING SUBSIDIES FOR PERIOD 10/1/76 TO 9/30/77 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

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WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Subpart D of the Interim Rule published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning 10/1/76, will not be less than the amount equal to one-fifth of the sum of the "Family income", as defined in 24 CFR 860.403(f), of all such families, as evidenced by the following estimates for the fiscal year:

1)	Aggregate Annual "Family income"	$25,400,000
2)	Total Annual Gross Rent	$ 6,200,000
3)	Annual Rent-Income Ratio (Line 2 ÷ Line 1 x 100)	24.4%

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT THE RESOLUTION HEREBY BE ADOPTED.

RESOLUTION NO. 2051

* * * * * * * * * * *

RESOLUTION ADOPTING CERTIFICATION OF RENT-INCOME RATIO REQUIRED FOR PAYMENT OF OPERATING SUBSIDIES FOR PERIOD 10/1/76 TO 9/30/77 COVERING LEASED HOUSING UNITS UNDER CONTRACT SF-268

* *

RESOLUTION NO. 2051

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RESOLUTION ADOPTING CERTIFICATION OF RENT-INCOME RATIO REQUIRED FOR PAYMENT OF OPERATING SUBSIDIES FOR PERIOD 10/1/76 TO 9/30/77 COVERING LEASED HOUSING UNITS UNDER CONTRACT SF-268

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WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Subpart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning 10/1/76, will not be less than the amount equal to one-fifth of the sum of the "Family income", as defined in 24 CFR 860.403(f), of all such families, as evidenced by the following estimates for the fiscal year:

1.	Aggregate Annual "Family income"	$664,800
2.	Total Annual Gross Rent	$164,200
3.	Annual Rent-Income Ratio (Line 2 ÷ Line 1 x 100)	24.7%

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT THE RESOLUTION HEREBY BE ADOPTED.

Secretary stated the Commissioners had been polled via telephone as of September 27, 1976 regarding Certification of Rent-Income Ratio. The Housing and Community Development Act of 1974 stipulated that a Local Housing Authority must certify that total gross aggregate rents charged are equal to at least twenty percent of aggregate net family income in order to continue to be eligible for operation subsidy from HUD and that certification by the Board of Commissioners was needed prior to the beginning of the budget year on October 1, 1976. Ratification of the Resolutions is now in order.

Commissioner Wallace moved the foregoing Resolutions be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2052

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LONG BEACH, CALIFORNIA
TO ATTEND NAHRO'S ANNUAL REGIONAL WORKSHOP
NOVEMBER 14-16, 1976

* *

RESOLUTION NO. 2052

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO LONG BEACH, CALIFORNIA TO ATTEND NAHRO'S ANNUAL REGIONAL WORKSHOP NOVEMBER 14-16, 1976

* *

WHEREAS, the National Association of Housing and Redevelopment Officials in cooperation with the Pacific Southwest Regional Council of NAHRO, the League of California Cities, the County Supervisors Association of California and the Department of Housing and Urban Development, will hold its Annual Regional Workshop in Long Beach, California, November 14-16, 1976; and

WHEREAS, subjects of discussion will include Conservation and Rehabilitation, Housing Management and Maintenance, Community Services/Tenant Relations, Performance Funding System, Section 8, Modernization, Financial and Occupancy Reporting, and Housing Production, among others; and

WHEREAS, certain members of the San Francisco Housing Authority's Executive Staff are scheduled to conduct specific workshops; and

WHEREAS, the Executive Director, and the Deputy Executive Director are members of NAHRO's National Board of Governors and its Pacific Southwest Regional Council's Executive Committee; and

WHEREAS, this Authority deems that the attendance at the aforementioned workshops of such members of this Commission and Staff as the Commission and Executive Director may indicate is essential to the conduct of its low-rent housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to Long Beach, California, November 14-16, 1976 for the purpose of attending the aforementioned workshops.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Acting Chairman declared the meeting be adjourned at 10:30 A.M.

Acting Chairman

ATTEST:

Secretary

Minutes

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held:
Thursday, October 21, 1976

440 Turk Street
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M. on regular meeting date of Thursday, October 14, 1976, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Thursday, October 21, 1976.

The Commission of the Housing Authority of the City and County of San Francisc met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, October 21, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT: Ms. Joan Byrnes, Vice Chairman
Mr. Amancio Ergina, Commissioner
Ms. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton Boswell, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Acting Executive Director and Acting Secretary
Mr. Bryan Foster, Acting Counsel

2. VISITORS:

Acting Secretary acknowledged the visitors:

Ms. Fortanah Agior, International Hotel
Ms. Ellen V. Back, International Hotel
Ms. Alina Beard, League of Women Voters
Ms. Mandy Brown, Hunters Point A
Mr. Don Canter, San Francisco Examiner
Ms. Evelyn Darnes, Vice President, PHTA
Mr. Joseph Diones, International Hotel
Mr. Gilbert Graham, International Hotel Tenants Association
Mr. James H. Holland, International Hotel
Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Orville Luster, Department of Social Services
Ms. A. Manning, Alice Griffith
Ms. Judy McCabe, President, PHTA
Ms. Sarah Owens, TPP Advisory Council
Mr. Finley Peavey, International Hotel
Mr. Frank Pinto, International Hotel

Ms. Rebecca Purnell, PHTA
Ms. Lillian Robinson, Hunters Point A
Ms. Rosie Stapleton, Chairman, Potrero Tenants
Mr. Leonard Stephans, International Hotel
Mr. W. Tompao, International Hotel
Ms. Dorothy Wells, TPP Advisory Council
Mr. George Whitmore, Potrero Annex
Ms. Frances Williams, TPP Advisory Council

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting of August 26, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS: GROUP FINANCING:

Acting Secretary announced bids were received October 19, 1976 for Seventh and Eighth Series, 1976 Group Financing for the amounts of $34,154,000 and $44,945,000 respectively. The Seventh Series bids ranged from a low of 2.48% to a high of 2.73%. The Eighth Series bids ranged from a low of 2.63% to a high of 3.00%.

The successful bidder was:

SEVENTH SERIES	AMOUNT	INTEREST	PREMIUM
Bank of America, Et. al.	$34,154,000	2.48-2.51	$ 89.00
Other bids were as follows:			
Bankers Trust	$34,154,000	2.58	$ 775.00
Morgan Guaranty Trust Co., et al	$34,154,000	2.58	$ 919.00
Chemical Bank	$34,154,000	2.62	$ 334.00
First National City Bank, et al	$34,154,000	2.62	$ 623,00
Chase Manhattan	$ 1,000,000	2.63	-0-
United California Bank	$34,154,000	2.63-2.68	-0-
Crocker National Bank, et al	$34,154,000	2.66-2.73	-0-
EIGHTH SERIES			
Bank of America, et al	$44,945,000	2.63-2.64	$ 243.00
Other bids were as follows:			
First National City Bank, et al	$44,945,000	2.73-2.84	$1,645.00
Crocker National Bank, et al	$44,945,000	2.74-2.89	-0-
Bankers Trust, et al	$44,945,000	2.75	$2,121.00
United California Bank, et al	$44,945,000	2.77-2.85	-0-
Morgan Guaranty Trust, et al	$44,945,000	2.68-2.63	$2,153.00
Crocker National Bank, et al	$44,945,000	2.90-3.00	-0-

NAHRO'S 37TH ANNUAL CONFERENCE, OCTOBER 10-14, 1976:

Acting Secretary stated a record 2,479 delegates attended the Conference in New Orleans, Louisiana. Committee meetings were held prior to the Conference. The Board of Governors took action on several items, one of which was the passage of a Resolution urging HUD to alter its Performance Funding System. The Resolution was accepted upon the recommendation of Deputy Executive Director, Walter L. Scott, II (Minority Affairs Committee) and Controller, Kenneth C. Cavanaugh (Housing Management and Maintenance Committee). The Minority Affairs Committee members further urged NAHRO to expand its Credentialling Board of Trustees to include more women and minority members.

Mayor Landrieu, Mayor of New Orleans, sounded the key note of the Conference by reminding NAHRO members that it is not easy to proceed from conceptualizing what is needed to implementing what is needed. He went on to say, "A change in national policy is clearly needed."

The afternoon session was highlighted by the appearance of five speakers representing the National Tenants Organization. They were headed by Commissioner Cleo Wallace and Ms. Maxine Green of NTO. For the most part, they were well received.

The second day of the Conference was highlighted by the address of Mr. Vernone E. Jordan, Jr., Executive Director of the National Urban League. Mr. Jordan called for an explicit national housing policy backed up with funds from the national trust fund. He also stated that today's "block" grants which leave expenditures of federal housing funds up to the local governments have set the stage for a massive neglect of inner-city poor neighborhoods and are no better than the earlier federal categorical grant housing programs which provided funds only after application for specific action. Mr. Jordan charged that the money spent depends on the whims and collusion of speculators and local authorities.

The highlight of the Conference's third day was the key address of the Executive Director, of NAHRO, Mr. Robert Maffin. Mr. Maffin talked about the administration of policies and programs to save America. In addition to Mr. Maffin on the morning program, Mr. Jessie Gray, Executive Director of NTO, made a presentation in which he called for a coalition of NAHRO and NTO to effectively work together in reducing the sub-standard housing conditions of this country and he also called for a national housing trust fund comparable to the highway trust fund so that there would be a firm commitment to housing in the United States.

The evening banquet was saddened by the announcement of the death of the Immediate Past President of NAHRO, Mr. John B. Williams. However, in the tradition of New Orleans, "whereby all go to the cemetery quite sad, they return in a jovial mood".

The pleasant aspect of the evening banquet was the presentation of the NAHRO Annual H. Justin Herman Memorial Award that was awarded to Mr. Ira S. Robbins, Attorney and Past President of NAHRO and former Commissioner of New York State, and one of the founders of NAHRO.

The Executive Director, Mr. Eneas J. Kane, Past National President of NAHRO, was honored with a lifetime membership for his contributions and services to housing and to NAHRO.

Commissioner Wallace referred to the Acting Secretary's comment regarding the afternoon session of the General Business meeting. The Commissioner stated the NTO conference was not as well attended as it had been in Baltimore and that the group had been forced to stay in a hotel far from the NAHRO Conference, which had no hot water and poor food. The Commissioner stated it was disturbing that the President of NAHRO and the delegates in attendance at the General Session did not want to let the tenants speak. Commissioner Wallace stated Mr. Jordan's speech was acknowledged by a standing ovation, from Blacks only, and general applause from everyone else.

Commissioner Ergina referenced the policy statement calling for "saving and rebuilding the cities of America". The matter had been explored at the various workshops and the Commissioner stated the sessions were most enjoyable, particularly the session which dealt with the roles and responsibilities of Commissioners. The Commissioner concluded by stating the Conference reflected an increased interest in housing problems on the part of all delegates and a determination to meet the challenges of the future.

Ms. Jannie Starks, PHTA, who attended the conference, stated her observations at the Conference had mostly been covered already, and that she found the presentation by Mr. Jordan "moving". Ms. Starks commented on Ms. Irma O'Neil's presentation at one of the workshops in which she had been asked to give a "gut reaction" to what it is like to be a tenant and a Commissioner in public housing. Ms. O'Neil seemed to have related her opinion very well. Ms. Starks read the newspaper account of the "disruption" which took place during the General Session of the Conference. The article referred to the tenant group as "determined to be heard". Ms. Starks concluded by stating she felt there was a lack of communication between NAHRO and the National Tenants Organization and that this was particularly obvious in the workshops.

Acting Chairman stated she, too, had been impressed by Ms. O'Neil's statements and further, referring to the Minority Affairs Committee's recommendation to admit more minorities and women to the Credentials Committee, Commissioner stated that the "government is the worst offender in employing women in decision-making positions". The Commissioner noted several points embodied in the NAHRO policy statement; among them are that all individuals should be able to obtain adequate housing, that residents of public housing must have a meaningful role in the formation of housing plans and policies, that opportunities for low-income people to develop their own housing should be provided, that residents should be encouraged to assume responsibility for management of public housing projects, and that increased tenant employment should be encouraged in construction and community development programs. Acting Chairman concluded by stating that she, too, would like to see the National Tenants Organization more closely involved in NAHRO.

7. REPORT OF COUNSEL:

Acting Counsel Bryan Foster stated his office had been working closely with the City Attorney's office in drafting the International Hotel resolution.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Acting Secretary presented the Status Report for the Target Projects Program. Meetings among the residents of the TPP Area, Housing Authority Staff and the Architects regarding the Program were held on October 5 and October 7. The regularly scheduled TPP Resident Advisory Council Meeting to have been held on October 14 was cancelled at the request of the President of the Council.

Negotiations are continuing regarding the acquisition of the Hunters Point II School. If successful, the School will be used as a Multi-Purpose Center and as office space for the TPP Resident Advisory Council. Negotiations are also continuing with the General Services Administration to acquire the excess land and building to house the Hunters Point Boys Club, which Club the Authority has sponsored for many years. All vacancies in the five Hunters Point Areas have been frozen. The purpose of this freeze is to permit greater flexibility in our rehousing process of present TPP area residents. The report referenced the total amount of rehousing benefits which have been paid to date to TPP area residents who have moved. The Interim Security Contract for the Hunters Point area has been extended for thirty days to permit the Housing Authority time to develop final plans for the TPP security program.

Negotiations are continuing regarding the use of Inchon Village as a temporary rehousing resource for TPP area residents. The Controller will be in Washington on October 22, 1976 to meet with representatives of the Department of Defense, the Department of the Navy and General Services Administration regarding this matter.

Discussion regarding the Status Report followed. Ms. Frances Williams, President of the Resident Advisory Council, made an allegation against an employee of the Marquis Associates architectural firm. Staff was directed to investigate the allegation. Ms. Judy McCabe questioned the legality of freezing the Hunters Point area units. Acting Secretary responded that freezing the units in the TPP area, from an administrative point of view, was necessary in order to comply with the rehousing policy and to satisfy those individuals who wish to remain in the area. It is anticipated that the action will also allow greater flexibility in rehousing the residents of Hunters Point.

Commissioner Wallace objected to the action on the basis that it is unfair to the over 5,000 people on the waiting lists and to other projects in the City. The Commissioner suggested there are several matters which should be reviewed regarding the TPP program and asked that Staff be directed to re-consider the freezing of the units in the Hunters Point Area in view of the length of time it will take to actually get the Hardware portion of the TPP program started.

Ms. McCabe reiterated her objections and stated that the tenants in the Hunters Point area, because of the TPP program, have been given priority over all other residents in public housing and that it is not fair to the many who are applying daily for housing. Acting Secretary responded that Staff had considered the alternatives very carefully and that if there is no freeze on the units, the Authority would have to ask people who might wish to move into the area at this time to waive any rehousing benefits, as they would have to be moved out in a short time to accommodate the implementation of the program.

Acting Chairman again instructed Staff to review the freeze of the Hunters Point units. Commissioner Wallace, in connection with the matter, further asked that Staff prepare a list of the current vacancies throughout the city to be presented at the next Commission meeting.

Ms. Frances Williams raised the issue of the Certificates which would guarantee that a resident in the TPP area could return to his same unit, depending upon family composition at the time of the return to the unit. Ms. Williams stated that if the Housing Authority wants trouble, "we are ready". Acting Secretary responded that according to the Rehousing Policy, the Certificates are to be signed by the Executive Director and the Mayor, that the issue of Certificates of re-entry is currently in the Mayor's Office, and, further, that the individuals who have moved from the area have not asked to return.

Commissioner Wallace stated she hoped the matter of the Certificates would be resolved by the next Commission Meeting and offered to speak with the Mayor herself, if necessary. The Commissioner stated: "We need to know where we are in light of what is going on. Some of these things have to be cleared up." The Commissioner continued by stating that instead of the Executive Director and the Mayor, the tenants wanted Congressmen John and Philip Burton, and the Mayor to sign the certificates, no matter what the rehousing policy states. At Commissioner Ergina's suggestion, Acting Chairman directed Staff to have copies of the rehousing policy available at the next Commission Meeting.

Ms. McCabe concluded the discussion by stating that the Commission should not allow the Housing Authority to freeze the units in Hunters Point until it has enough information before it that would prove the action is necessary, and that the TPP program is being managed properly.

INTERNATIONAL HOTEL:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2053

* * * * * * * * * * *

RESOLUTION DESIGNATING SITE FOR LOW RENT HOUSING

* *

RESOLUTION NO. 2053
* * * * * * * * * *

RESOLUTION DESIGNATING SITE FOR LOW RENT HOUSING
* *

WHEREAS, Mayor George R. Moscone, by letter dated June 4, 1976, requested the Housing Authority of the City and County of San Francisco to investigate the possibility of acquiring the property located at 848 Kearny Street, San Francisco, California, more commonly designated as "The International Hotel" for use as a Low Rent Housing resource; and

WHEREAS, Staff, at the direction of the Commission, responded to said letter in writing on July 16, 1976; and

WHEREAS, on July 29, 1976, Mayor George Moscone appeared before the Commission at its regularly held meeting and strongly reiterated his interest in acquisition of said property as a low rent housing resource for low income persons; and

WHEREAS, the Human Rights Commission submitted to the Housing Authority under date of July 13, 1976 a statement of its position adopted in its Resolution Number 12-76, dated July 8, 1976 and said position is summarized as follows:

"NOW, THEREFORE, BE IT RESOLVED that the Human Rights Commission urges the SFHA to find some means to retain the hotel as a resource for low income housing..."; and

WHEREAS, decent, safe and sanitary housing resources for low income persons are in great demand in San Francisco; and

WHEREAS, the approximately 150 congregate units involved in this site are within the voter approved mandate for low rent housing in San Francisco, pursuant to Article 34 of the constitution of the State of California; and

WHEREAS, the location of said site is suitable to and meets the criteria of a use devoted to low rent housing; and

WHEREAS, the Housing Authority is assured of indemnification for costs involved in or incurred relating to this resolution or further action, if any, arising from its adoption; and

WHEREAS, Health and Safety Code Section 34313 provides in part: "...no low rent housing or slum clearance project shall be developed, constructed or owned by an Authority after September 15, 1945, except after consultation with the school district in which the project is located and until the governing body of the county or city in which it is proposed to develop, construct or own the project approves it by resolution..."; and

WHEREAS, it is recognized that said site must receive approval of the San Francisco City Planning Commission as to conformity with its Master Plan; and

WHEREAS, use of the premises for the purposes of Low Rent Housing is a proper public use and a legitimate objective and function of Housing Authority's powers and purposes, as set forth in Health and Safety Code Section 34312; and

WHEREAS, further action and approvals are necessary to provide low rent housing at that site before any eventual acquisition.

NOW, THEREFORE, BE IT RESOLVED, that as a first step, this Commission hereby designates 848 Kearny Street, San Francisco, California, commonly known as the International Hotel, and more particularly described as Assessor's block 195 Lot 13 as an acceptable site for use for low rent housing; and

BE IT FURTHER RESOLVED, that the Board of Supervisors be requested to approve such site for designation for low rent housing as a proper public use; and

BE IT FURTHER RESOLVED that the Executive Director be and he hereby is authorized and directed to do all things and acts necessary and proper to obtain approval of the Board of Supervisors of the City and County of San Francisco of said site designation.

Acting Secretary read the foregoing Resolution in its entirety and the matter came under discussion. Commissioner Ergina asked what the responsibilities of the Housing Authority would be after approval of the Resolution, stating: "Would we be endangering ourselves?" Acting Secretary responded the Resolution is "just the first step" to ascertain whether or not the City Planning Commission will determine that the site conforms with the Master Plan of the City. If so, the matter would be referred to the Board of Supervisors asking them to approve the site.

Ms. Evelyn Darnes asked how the Authority could buy the International Hotel "when you can't keep up your own units". Acting Secretary referred to the Commission Meeting of July 29, 1976 at which the Mayor urged the Commission to assist the International Hotel tenants, stating that he, the Mayor, "would do his best" to get funding from the City and County of San Francisco, which funds would be turned over to the Housing Authority. The Housing Authority would act only as a conduit for the funds from the City to acquire the Hotel. The Authority would resell the Hotel to a non-profit corporation made up of the Tenants of the International Hotel who would seek funding for the purchase. Ms. McCabe stated she did not think the Resolution expressed an intent of the Housing Authority to turn the Hotel over to its tenants.

Mr. Gil Graham, of the San Francisco Lawyers' Committee for Urban Affairs which represents the International Hotel Tenants, stated that the Tenant Association is satisfied that this Resolution is the "Correct way to go". Mr. Graham stated: "The plan is still in effect" and that "it will not take any funds from public housing. This is the first step. Then it will go to the Board of Supervisors and then back to the Housing Authority with a time spelled out in which the tenants will have an opportunity to purchase the property".

Acting Chairman called for a vote on the Resolution. Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Helpman seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Ms. Joan Byrnes
Dr. Amancio Ergina
Mr. Martin Helpman

NAYS: None

ABSTAIN: Ms. Cleo Wallace

EXCUSED: Mr. George Evankovich
Mr. Stephen Walter
Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

Ms. McCabe stated she did not think the Resolution could be passed with just three votes. Acting Counsel Foster responded that a majority vote of the quorum is appropriate for passage of the Resolution.

A general reaction from the audience followed and the Acting Chairman ordered the next item of business be placed before the Commission.

PUBLIC WORKS ACT APPLICATION:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2054

* * * * * * * * * * *

RESOLUTION AUTHORIZING THE SAN FRANCISCO HOUSING AUTHORITY TO APPLY FOR GRANT FUNDING AS PROVIDED FOR IN THE PUBLIC WORKS ACT OF 1976 FROM THE U.S. DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION

* *

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Ms. Joan Byrnes
Dr. Amancio Ergina
Ms. Cleo Wallace
Mr. Martin Helpman

NAYS: None

EXCUSED: Mr. George Evankovich
Mr. Stephen Walter
Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2055

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., TO ATTEND MEETING CALLED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE NATIONAL NAHRO HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE AND THE NAHRO SUB-COMMITTEE ON PERFORMANCE FUNDING

* *

RESOLUTION NO. 2055

* * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C. TO ATTEND MEETING CALLED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE NATIONAL NAHRO HOUSING MANAGEMENT AND MAINTENANCE COMMITTEE AND THE NAHRO SUB-COMMITTEE ON PERFORMANCE FUNDING

* *

WHEREAS, The Department of Housing and Urban Development has scheduled a meeting on October 22, 1976 in Washington, D. C. to consider all of the recommendations of NAHRO with respect to immediate and long range changes needed to the HUD Performance Funding System covering the operations of low rent public housing projects; and

WHEREAS, The Controller is Chairperson of the National NAHRO Sub-Committee on Performance Funding and is a member of the National NAHRO Housing Management and Maintenance Committee, and was instrumental in developing all of NAHRO's recommendations for refinement and long range changes to HUD's Performance Funding System; and

WHEREAS, the Board of Governors of NAHRO adopted a resolution on October 9, 1976 at their meeting in New Orleans, approving all of the recommendations made by the NAHRO Sub-Committee on Performance Funding, as prepared and presented by the Controller, as Chairperson of the Sub-Committee; and

WHEREAS, The Deputy Assistant Secretary of Assisted Housing for the Department of HUD, in attendance at the Annual National Conference of NAHRO in New Orleans on October 13, 1976, learned of the work of NAHRO's National Sub-Committee on Performance Funding and requested that members of the National NAHRO Management and Maintenance Committee and particularly, the members of the National NAHRO Sub-Committee on Performance Funding, meet with him and other key HUD staff members concerned with improved Management policies and procedures, at the earliest possible date; and

WHEREAS, Any, or all of the recommendations of NAHRO, to be presented to the Department of HUD, for refinements and long range changes to the Performance Funding System, would result in substantial additional operating subsidy to the San Francisco Housing Authority to cover improved services and operations of the low rent public housing projects for the benefit of the City and County of San Francisco in general, and the residents of the projects in particular; and

WHEREAS, this Authority deems that the attendance of the Controller at the HUD meeting in Washington, D. C. on October 22, 1976, is essential to the conduct of its low rent housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Controller be authorized to travel to Washington, D. C. October 21-22, 1976 for the purpose of attending the aforementioned meeting.

2. That travel time, expenses and per diem for the Controller be allowed in accordance with the travel policies of this Authority.

3. That this Resolution shall become effective immediately.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

Acting Chairman asked if there were comments from the audience. The audience returned to the International Hotel situation. Ms. Rosie Stapleton stated it didn't make sense to buy a Hotel when "there is plenty of room at Potrero", that there are no Japanese or Chinese at Potrero, and that the tenants of the hotel should be "split up around the city". Ms. Evelyn Darnes stated: "The Housing Authority can't keep up its own units." Ms. Frances Williams stated the Commission is trying to push people off the Hill, "but when they do, all hell is going to break loose". Ms. McCabe stated: "The Federal Regulations are intended to break up the Black Communities".

10. ADJOURNMENT:

IN MEMORY-MR. JOHN B. WILLIAMS

Commissioner Wallace stated that it was most disturbing to her, in light of what had just taken place at the Commission Meeting, to have to speak to the matter of the loss of Mr. John B. Williams. Mr. Williams was the first Black President of NAHRO since its inception 38 years ago, "and we have lost a great leader in terms of housing". Commissioner Wallace then read the following Resolution.

RESOLUTION NO. 2056

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IN MEMORY - JOHN B. WILLIAMS

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RESOLUTION NO. 2056

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IN MEMORY - JOHN B. WILLIAMS

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WHEREAS, John B. Williams, Director of the Office of Community Development in the City of Oakland, California, died on October 13, 1976; and,

WHEREAS, Mr. Williams was an outstanding leader in the housing and redevelopment community nationwide and was immediate past President of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, Mr. Williams' inspired leadership fostered actions leading to both the physical and spiritual revitalization of the City of Oakland; and

WHEREAS, Mr. Williams' passing is a grievous loss to the City of Oakland, the San Francisco Bay Area and to the entire housing and community development field, nationally.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the San Francisco Housing Authority, on behalf of its Commission, Staff, and residents of public housing, recognizes and pays tribute to the many outstanding accomplishments and contributions of the late John B. Williams and mourns his untimely passing.

BE IT FURTHER RESOLVED:

That the Commission of the San Francisco Housing Authority adjourn this meeting of October 21, 1976 in memory of Mr. John B. Williams.

Acting Chairman adjourned the meeting at 10:55 A.M. in memory of Mr. John B. Williams.

Acting Chairman

ATTEST:

Acting Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held: Minute
Thursday, November 4, 1976

440 Turk Street
San Francisco, California

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M. on regular meeting date of Thursday, October 28, 1976, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Thursday, November 4, 1976.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00, A.M., Thursday, November 4, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Cleo F. Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman
Mr. Stephen Walter, Commissioner
Rev. Hamilton T. Boswell, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:
Mr. Walter L. Scott, II, Acting Executive Director and Acting Secretary
Counsel John E. Sullivan

2. VISITORS:

Acting Secretary acknowledged the visitors:

Ms. Alina Beard, League of Women Voters
Ms. Arnece Birmingham, Sunnydale Residents Association
Ms. Mandy Brown, TPP Advisory Council
Ms. Evelyn Darnes, Alice Griffith and Vice President, PHTA
Mr. Marshall Kilduff, San Francisco Chronicle
Ms. Luma, Sunnydale Residents Association
Mr. Orville Luster, Department of Social Services
Ms. Christine Neal, Alice Griffith
Ms. Lillian Robinson, TPP Advisory Council
Ms. Frances Williams, TPP Advisory Council President
Ms. Elouise Westbrook, Joint Housing Committee, Hunters Point

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the Agenda be the Agenda of the Day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting of October 21, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

PERFORMANCE FUNDING SYSTEM:

Acting Secretary stated the Controller, Mr. Kenneth C. Cavanaugh, Chairman of NAHRO's National Sub-Committee on Performance Funding, had met with the Deputy Assistant Secretary for Assisted Housing, HUD, for the purpose of making recommendations which would revise the performance funding system to more accurately reflect the needs of Housing Authorities throughout the country. The recommendations were included in NAHRO's Performance Funding Resolution as adopted by the NAHRO Board of Governors on October 10, 1976. Acting Secretary referenced a detailed report of the discussions contained in each Commission Folder.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

SECTION 8 HOUSING ASSISTANCE PROGRAM - STATUS REPORT:

Acting Secretary stated the Housing Authority has received 2,543 applications for its Section 8 Existing Housing Assistance Program. The taking of new applications for the program was suspended on July 16, 1976 and will be resumed when there is a reasonable possibility that the Authority will be able to issue certificates to all who apply and qualify for the Section 8 program.

As of Friday, October 29, 1976, 704 applicants had received certificates. Of this number, 177 have located housing and contracts have been completed. Fifty-seven certificate-holders are currently seeking housing. The time limit for the use of the remaining 470 Certificates has expired, and these certificates have been filed.

Issuance of certificates was resumed on October 13, 1976 to applicants on our waiting list. Three briefing sessions have been held since then and 45 applicants have been certified. Weekly briefings will be held during the month of November and the Authority expects to issue certificates for all remaining units thus far alloted by the Department of Housing and Urban Development. The initial allotment was 323 units.

As reported on August 26, 1976, communications were sent to the San Francisco Board of Realtors and to the San Francisco Apartment Association apprising them of the Section 8 program and seeking their participation in the program. The Board of Realtors made an announcement of the program in their October 22, 1976 "Realtor Report". As a result, the San Francisco Sunday Examiner/Chronicle ran an article in the Real Estate section of the October 31, 1976 issue which described the program and the advantages that accrue to both owners and low income families under the program. It is hoped that this type of article will acquaint many more property owners and managers with the program, thus making it easier to increase participation in the Section 8 program in San Francisco.

Commissioner Byrnes asked for an opinion regarding the cooperation of the private sector in the Section 8 program. Acting Secretary referenced the article which had been published in the "Realtor Report" and the newspaper article and stated that the increased awareness of the program appeared to be a result of the articles. Acting Secretary stated Staff had offered to appear at any meetings in the private sector to further explain the program, and that Staff had received a number of phone calls from interested parties following the publishing of the two articles.

TARGET PROJECTS PROGRAM - STATUS REPORT:

Acting Secretary stated the matter of Inchon Village is now in the hands of the Department of Defense, which is currently working with the Navy to expedite the agreement for the use of Inchon Village. Hopefully, the matter will be concluded within the next two weeks.

On October 22, the regularly scheduled meeting of the Resident Advisory Council took place. A number of issues were discussed including a Resident Needs survey. Council members advised they would respond to the recommendations of staff in writing. On October 27, the TPP-area senior citizen residents were provided an opportunity to attend a luncheon and discuss problems relating to the program. In addition, agenda items included discussion regarding a food cooperative, how to obtain senior citizen discount cards and the Swine Flu Vaccine Program.

On October 28, the various architectural teams for the TPP area met with Executive Staff and Department Heads to present their preliminary design concepts for the various TPP projects. Also, on October 28, staff met with representatives from the San Francisco Unified School District regarding the acquisition of the Hunters Point II School. The School District is recommending to the School Board that the Hunters Point II School be sold to the San Francisco Housing Authority. The application for the acquisition of the site for the Hunters Point Boys Club was discussed at a meeting between Staff and the Boys Club representatives.

On November 8, 1976, the TPP architects will present their preliminary design concepts, as discussed with the TPP area residents and Housing Authority Staff, to representatives of HUD, the Redevelopment Agency and the Mayor's Office.

Commissioner Wallace asked when the matter of hiring tenants by consultants in the TPP Area would be reviewed. Acting Secretary responded that the presonnel matters regarding the hiring of tenants will be discussed as soon as the Authority has received approved contracts from HUD.

Commissioner Wallace then asked where the money would come from to purchase and renovate the Hunters Point II school since this item did not appear in the TPP package. Acting Secretary responded that the money would come from TPP modernization funds; funds for community facilities which are already accounted for in the budget. Commissioner Wallace reiterated that funds had not been marked for the Hunters Point II School, that those "Community facilities" funds were to have been for three multi-purpose centers in the TPP area. Acting Secretary responded that the Hunters Point II School was being purchased in lieu of "a couple of multi-purpose centers scheduled for Harbor Slope".

TPP-Area residents in the audience stated they had never heard of this plan. Director of Program Development, Mr. Wiley Pierce, stated that matter had been discussed with the residents and that the idea is to provide a better distribution of tenant-oriented services throughout the TPP area. The plan would reduce the size of the multi-purpose centers previously scheduled for the area near the Hunters Point II School. Acting Secretary stated that the residents, in view of the difference of opinion, should state their objections to this design concept in writing, as it was Staff's understanding, from the minutes of that particular tenant meeting, that the matter had been fully discussed with the residents.

Ms. Frances Williams, President of the TPP Resident Advisory Council, stated that it was her understanding that at the end of the two year TPP program, tenant employment is to have been expanded from 115 to 180 tenants working in the TPP area. Ms. Williams stated the Authority has been "hiring outsiders" and that it is time to consider what jobs will be available for tenants. Acting Chairman stated personnel matters would not be discussed at the Commission Meeting and that Staff had been previously instructed to provide a complete listing of tenant employment figures by budget and that the Commission would review the matter upon presentation of those figures.

Ms. Evelyn Darnes, TPP Resident Advisory Council, stated that from the meeting referred to earlier, it was her understanding that funds would not be taken from the TPP program to purchase the Hunters Point II School, thereby decreasing the number of multi-purpose centers for the Hunters Point area. Acting Secretary responded that the Hunters Point II School will be utilized as a centralized area for tenant services and housing services. The Authority currently has an interim use permit to avail itself of the space and that the Authority is negotiating for the permanent use of the space. Commissioner Wallace asked that in view of the obvious misunderstanding, Staff bring to the next Commission meeting a breakdown of all funds, and the source of those funds, to be used for both the multi-purpose centers throughout the TPP Area and the purchase of the Hunters Point II School. The Commissioner also suggested that Staff meet again with the Resident Advisory Council to explain the concept of the Hunters Point II School replacing two multi-purpose centers in the Hunters Point area.

Acting Secretary continued with the TPP Status report by referring to three items which had been brought up at the last Commission meeting, i.e., allegations against a staff member of Marquis and Associates, the freeze of vacancies in the Hunters Point Area and the rehousing certificates, amd stated that each Commission folder contained a complete report on each subject. Commissioner Wallace stated she is satisfied with Staff's review of Item 1. With regard to Item 2, the freeze of vacancies in Hunters Point, Commissioner Wallace asked that the freeze continue for only 90 days, and that at the end of that time, the Commission be brought up to date on the status of the freeze of admissions in the TPP Area.

Concerning Item 3, the rehousing certificates, Acting Secretary stated he hoped the matter would be resolved within the next two weeks. Commissioner Wallace stated a draft of the Certificate which should be "worked out" among the residents, the Mayor's Office and the Housing Authority Staff, should be presented to the Commission for consideration at the next meeting.

9. NEW BUSINESS:

Acting Chairman asked if there were comments from the audience. Ms. Evelyn Darnes, speaking as Vice President of PHTA, asked that the Memorandum of Understanding meetings be held with either the Executive Director or the Deputy Executive Director. Acting Secretary responded that the Memorandum of Understanding which was adopted in 1971 stated that the President and Vice President of PHTA would meet with the Executive Director, the Director of the Senior Citizens Social Services and/or their designees. Commissioner Wallace stated that the Memorandum of Understanding clearly indicates members of PHTA will meet with Executive Staff and Department Heads who are concerned with housing operations. The Commissioner referred to Commissioner Stephen Walter's comments upon his resignation in which he had expressed his desire to see increased participation on the part of staff in meeting with tenant groups. Commissioner Wallace stated that all parties involved should meet with the tenants, including the Director of Housing Operations. Acting Chairman concurred with Commissioner Wallace's sentiments stating that such meetings "would help in terms of better communications between the Staff and the residents".

Ms. Frances Williams, President of the TPP Resident Advisory Council, stated that tenants had not been included on the screening panels for hiring TPP program personnel. Acting Secretary stated that the only time tenants have not been on the hiring panels is when tenant interviewers did not show up at the specified dates for interviews with prospective employee

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:30 A.M.

Acting Chairman

ATTEST:

Acting Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Adjourned Regular Meeting Held:
Thursday, November 18, 1976

440 Turk Street
San Francisco, California

Minutes

All members of the Commission of the Housing Authority of the City and County of San Francisco being absent at the hour of 10:00 A.M., on regular meeting date of Thursday, November 11, 1976, Secretary of said Authority thereupon declared said meeting adjourned to 10:00 A.M., Thursday, November 18, 1976.

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, November 18, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Joan Byrnes, Vice Chairman Dr. Amancio Ergina, Commissioner Ms. Cleo Wallace, Commissioner Mr. Martin Helpman, Commissioner (Entered Meeting at 10:05 A.M.)
EXCUSED:	Mr. George Evankovich, Chairman Mr. Stephen Walter, Commissioner Rev. Hamilton T. Boswell, Commissioner
ALSO PRESENT:	Mr. Eneas J. Kane, Secretary/Executive Director Counsel John E. Sullivan Members of Staff

2. VISITORS:

Deputy Executive Director, Mr. Walter L. Scott, II, acknowledged the visitors:

Ms. Alina Beard, League of Women Voters
Mr. Victor Beard, Spectator
Mr. Orville Luster, Department of Social Services
Ms. Judy McCabe, President, PHTA
Mr. Jimmie Miller
Ms. Christine Neal, Alice Griffith
Ms. Sarah Owen, TPP Advisory Council, PHTA
Ms. Dorothy Mae Wells, Hunters Point A
Ms. Mary White, Hunters Point A
Ms. Frances E. Williams, PHTA, TPP Advisory Council
Mr. Sam Williams, San Francisco Youth Service Bureau
Ms. Louise Yee, Ping Yuen Association

Commissioner Helpman entered the meeting at 10:05 A.M.

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the Agenda be the Agenda of the Day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting of November 4, 1976, as distributed, be amended as follows:

PAGE 4, NO. 9, LINE 5 AND 6 SHOULD READ:

"...which was adopted in 1971 stated that the Executive Body of PHTA would meet with..."

PAGE 5, PARAGRAPH 1: FOLLOWING SENTENCE SHOULD BE ADDED TO COMPLETE THE PARAGRAPH

"Commissioner Wallace stated: 'There will be no further hiring unless tenants are on the panels'."

Commissioner Ergina seconded the motion to approve the Minutes as amended. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO/PACIFIC SOUTHWEST REGIONAL COUNCIL'S ANNUAL REGIONAL WORKSHOP:

Controller, Mr. Kenneth C. Cavanaugh, stated he had participated in the Financial Management workshop as a resource person to bring the membership up to date on the status of the Performance Funding System. The material which the Controller prepared for distribution at the Conference included 1) Historical background and recommendations for changes and revisions for refinement of the HUD Performance Funding System, 2) National NAHRO Board of Governors' Resolution requesting HUD to make needed changes to the Performance Funding System, and 3) a copy of a November 4, 1976 letter from Secretary of HUD, Ms. Carla Hills, to Senator Edward Brooke. Controller stated NAHRO stands ready to work with the new Administration to effect changes in the current Funding System. Controller stated the letter from Secretary of HUD to Senator Edward Brooke was in response to the Senator's inquiries regarding the status of the recommended changes to the Performance Funding System. Controller surmised the Secretary's response, in effect, indicated that there would be no substantial progress made to implement any changes until the advent of the new administration in January, 1977.

Commissioner Cleo Wallace stated she enjoyed the "Commissioners Day" portion of the Conference and the varied "roundtable" discussions. Members at the Commissioner's table had concentrated on the role of tenant commissioners. Several had stated that tenant commissioners should be the only commissioners on a given board to deal with tenant-related issues, and further, that each Commissioner should concern himself with just one area of a given city. Commissioner Wallace stated she feels just the opposite, that all commissioners on a Board should concern themselves with all policy-making decisions, that no one person should be in a position to decide policy.

Commissioner Wallace referenced a slide presentation which reviewed rehabilitation efforts in San Diego. The rehabilitation was concentrated on historic sites, much the same as San Francisco's Ghiradelli Square. The Commissioner summarized the Urban Institute's efforts to instruct Housing Authorities on how to combine funding sources, a somewhat technical process, but one which can be used effectively by any Housing Authority. Commissioner Wallace concluded by asking that the following "Ten Commandments for Commissioners" which had been distributed at the Conference be placed in the record:

"TEN COMMANDMENTS FOR COMMISSIONERS

1. KNOW HOUSING PROGRAMS - Don't let the jargon confuse you. Read federal publications, Journal of Housing, etc. Attend NAHRO and other housing conferences and training sessions (local as well as national). Be informed!

2. SEPARATE POLICY MAKING (YOUR JOB) FROM ADMINISTRATION (THE EXECUTIVE DIRECTOR'S AND STAFF'S JOB) - You're not expected to waste time on routine operations. Your staff is paid for that. If they can't handle it, find out why. Don't do it for them. Maybe administrative problems are the result of your lack of policy direction.

3. KNOW YOUR LOCAL OPERATIONS - Visit projects and offices besides the board room. Attend project functions. Get statistics on occupancy, rent collections, maintenance costs, etc. Know the quality of your maintenance, the financial status of your program, and the operations of your staff.

4. SET GOALS AND OBJECTIVES - This should be done with your other commissioners using staff input, monitor progress in achieving goals and hold someone responsible for failures as well as successes. Know where your PHA is going.

5. MAKE POLICY DECISIONS BASED ON FACTS AND INFORMATION - See that you have adequate written data well before board meetings, study it, discuss it with others as needed, and then vote accordingly. A well planned, advanced agenda with detailed backup information is essential to making sound decisions on important PHTA policies.

6. BE INNOVATIVE - You weren't appointed to be a rubber stamp. Bring your own talents and experiences into your PHA Commissioner role.

7. LET HUD KNOW YOUR THOUGHTS ABOUT HOUSING MATTERS - HUD publishes proposed policies in the Federal Register. They want comments from local policy makers as well as paid staff. At least know what your Executive Director is telling HUD.

8. KEEP IN TOUCH WITH LOCAL ELECTED OFFICIALS - They appointed you. They should be interested in your problems as well as your observations. Don't forget the City's or County's potential role in helping your PHA and vice versa.

9. LISTEN TO TENANTS - Don't forget that the tenants are your constituents.

10. SEE THAT YOUR PHA HAS AN ACTIVE PR PROGRAM - The taxpayers pay your bills. You need their support and confidence."

Commissioner Ergina stated the participants and moderators at the Conference appeared to be better prepared than last year, and that several members insisted that "millions of dollars" are being generated by tax revenues for use in housing. Said the Commissioner: "I'm not quite sure about that. There were many questions and few answers."

Acting Chairman stated her roundtable members included Mr. Arnold Sternberg, Director of the State Housing and Community Development Agency, and Mr. Thomas Kaiser of the League of California Cities. The discussion concerned the importance of maintaining better communication with the Legislature in Sacramento, and the possibility of NAHRO's employing a lobbyist in Sacramento to keep California Housing Authorities better informed. The Commissioner referenced a monthly bulletin, issued by the Legislature, which lists all legislation pending, and suggested that the Housing Authority Commissioners and Staff receive copies. Staff will forward copies of the document to the Commissioners regularly.

Acting Chairman continued by stating Mayor Moscone had been the keynote speaker at the Conference luncheon. The Mayor stated that housing interests are now in a position to take advantage of the new Administration in Washington and that while there are no guarantees that new funding sources will become available, it is up to local government agencies throughout the country to keep up the pressure. The Mayor urged the cities represented to concentrate on rehabbing existing housing stock, adding new units to housing inventories, stopping the process of declining neighborhoods and rehabbing neighborhoods already in trouble. The Commissioner stated the Mayor's speech was very well received.

Ms. Evelyn Barnes, Vice President of PHTA, stated she had attended the financing workshop which concerned the "endless" red tape necessary to implement government programs. Ms. Frances Williams, President, TPP Resident Advisory Council, stated she attended a workshop which concerned tenant and community services. She stated it is important that the coordinator of community services work closely with the tenants to insure tenant needs are met. Ms. Williams stated she had taped the session which was chaired by Mr. John Phillips, Regional Office of HUD. The tape will be transcribed and the transcript will be available to anyone who wishes to read it.

7. REPORT OF COUNSEL:

Counsel stated his office had been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT:

The following Status Report was read into the record:

"November 8, 1976

Project Management and Rehousing Staff met with several of the residents of Hunters Point A West regarding rehousing. San Francisco Housing Authority rehousing policies and procedures were discussed with the residents.

The architectural firm of Jack Young & Associates, along with representatives of the Housing Authority, met with the residents of Alice Griffith to discuss further the rehabilitation plans and preliminary design concepts for the Alice Griffith area.

November 10, 1976

Representatives of the Mayor's Office, Redevelopment Agency, Housing Authority and HUD Area and Regional Offices met to review the various preliminary architectural plans for the five TPP areas. The alternate conversion and demolition proposals were also discussed. HUD indicated they will revie further the proposals and work closely with Housing Authority Staff and architects so that work can begin as soon as possible. Emphasis was placed on proceeding immediately in CAL 1-17A West.

November 12, 1976

Housing Authority Staff and the Advisory Council members and their attorney met to discuss various issues concerning the TPP program. The issues discussed were:

1. Certificate of Re-Entry.
2. Filling of Vacancies on TPP Resident Advisory Council
3. Tenant Interviewers for TPP jobs.
4. Resident Need Survey.

Regarding Items 1 and 2, it was agreed by both parties that there will be no rehousing activities for all TPP areas except in Hunters Point A West until the issues of the Certificate of Re-Entry and the filling of Resident Advisory Council vacancies have been resolved. It was also agreed that the Housing Authority would clarify further the role of the Resident Assistants to the Managers, including their compensation and fringe benefits.

Regarding Item 3, it was agreed by both parties that the Housing Authority would submit in writing its request for the utilization of tenant interviewers for TPP jobs on a job-by-job basis within five business days from November 12, 1976.

Regarding Item 4, both parties agreed, in light of the attached letter submitted by the Resident Advisory Council, that the Resident Needs Survey should begin as soon as possible under the guidance of the consulting firm of Dukes and Dukes. The Resident Advisory Council will follow up with Dukes and Dukes on the Resident Needs Survey.

Subsequent meetings will be scheduled at the convenience of the Resident Advisory Council to settle unresolved issues."

The letter to which the Status Report referred was dated November 1, 1976, and was signed by members of the TPP Resident Advisory Council. The letter stated the TPP Advisory Council is in full accord with the Tenant Need Survey, and that the Survey will provide the Housing Authority with "information on residents that will be helpful to the architects and to other program components within the Authority".

9. NEW BUSINESS:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2057

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DETROIT, MICHIGAN
DECEMBER 3-5, 1976, TO ATTEND THE NATIONAL TENANTS
ORGANIZATION AND NATIONAL TENANTS INFORMATION
SERVICE BOARD MEETINGS

* *

RESOLUTION NO. 2057

* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DETROIT, MICHIGAN DECEMBER 3-5, 1976, TO ATTEND THE NATIONAL TENANTS ORGANIZATION AND NATIONAL TENANTS INFORMATION SERVICE BOARD MEETINGS

* *

WHEREAS, the National Tenants Organization and National Tenants Information Service will hold their National Board Meeting in Detroit, Michigan, Friday, December 3rd, through Sunday, December 5, 1976; and

WHEREAS, Commissioner Cleo F. Wallace, as Chairperson of the Western Regional National Tenants Organization, is a member of the Executive Board of NTO; and

WHEREAS, this Authority deems that the attendance of Commissioner Cleo F. Wallace at the Joint Board meetings in Detroit, Michigan, is essential to the conduct of its low-rent operations:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Cleo F. Wallace be authorized to travel to Detroit, Michigan, December 3-5, 1976 for the purpose of attending the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Helpman seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		Mr. Stephen Walter
			Rev. Hamilton T. Boswell

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 10:30 A.M.

Acting Chairman

ATTEST:

Secretary

Minutes

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, December 9, 1976

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, December 9, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED:
Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary/Executive Director
John E. Sullivan, Counsel
Members of Staff

SEATING OF COMMISSIONERS:

REV. JIM JONES: Secretary announced the Authority had received copies of a letter of resignation from Commissioner Stephen Walter and a copy of a letter of acceptance of that resignation by the Mayor.

Commissioner Ergina moved that the documents be accepted and filed. Commissioner Wallace seconded. Unanimously carried.

Secretary announced the Authority had received from the Office of the Mayor certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and a Certificate by the Mayor that Rev. Jim Jones is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Commissioner Jim Jones, vice Stephen Walter, term expired, for term ending April 27, 1980.

Commissioner Wallace moved the documents be accepted and filed. Commissioner Ergina seconded. Unanimously carried.

Commissioner Ergina moved that Commissioner Jim Jones be seated as a member of this Authority forthwith. Commissioner Wallace seconded. Unanimously carried.

Secretary extended congratulations to Commissioner Jones on behalf of the Authority Staff and presented copies of the basic documents to the new Commissioner. Commissioner Jones received an enthusiastic welcome from the audience and the best wishes of his fellow Commissioners.

REV. A. C. UBALDE, JR: Secretary announced the Authority had received copies of a letter of resignation from Commissioner Hamilton T. Boswell and a copy of a letter of acceptance of that resignation by the Mayor.

Commissioner Wallace moved that the documents be accepted and filed. Commissioner Ergina seconded. Unanimously carried.

Secretary announced the Authority has received from the Office of the Mayor certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and Certificate by the Mayor that Rev. A. C. Ubalde, Jr., is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Rev. A. C. Ubalde, Jr., vice Rev. Hamilton T. Boswell, resigned, for a term ending May 3, 1977.

Commissioner Wallace moved the documents be accepted and filed. Commissioner Ergina seconded. Unanimously carried.

Commissioner Ergina moved Commissioner A. C. Ubalde, Jr., be seated as a member of this Authority forthwith. Commissioner Wallace seconded. Unanimously carried.

Secretary extended congratulations to Commissioner Ubalde on behalf of the Authority Staff and presented copies of the basic documents to the new Commissioner. Commissioner Ubalde enjoyed the applause of the audience and the best wishes of his fellow Commissioners.

2. VISITORS:

Deputy Executive Director, Walter L. Scott, II, announced the visitor cards would not be read but would be reflected in the Minutes of the meeting.

Mr. Tom Adams, Peoples Temple
Mr. Michael Addision, Peoples Temple
Mr. Fortunato R. Agida, International Hotel Tenants Association (IHTA)
Ms. Geraldine Bailey, Peoples Temple
Ms. Alina Beard, League of Women Voters
Ms. Bonnie Beck, Peoples Temple
Mr. Johnny Brown, Peoples Temple
Ms. Mandy Brown, PHTA
Mr. Josie Camacho, IHTA
Mr. Donald Center, San Francisco Examiner
Ms. Mary Carr, PHTA
Mr. Terry Carter, Peoples Temple
Mr. Tim Carter, Peoples Temple
Ms. Patricia Cartmell, Peoples Temple
Ms. Patti Chartain, Peoples Temple
Mr. Jim Chietin, Self
Mr. Chung, IHTA
Mr. and Mrs. Alfredo de Cruz, IHTA
Ms. Evelyn Darnes, Vice President, PHTA
Mr. Steven Freedman, IHTA Support Committee
Mr. Emil DeGuzman, IHTA
Mr. Joseph Diones, IHTA
Ms. Nancy Erickson, IHTA
Ms. Julis Everett, Self
Ms. Amanla Fair, Peoples Temple
Ms. Julia Gales, Peoples Temple
Mr. Gilbert Graham, Attorney for IHTA
Ms. Estella Habal, IHTA Support Committee
Mr. Peter Harris, Self
Ms. Pat Holder, Peoples Temple
Mr. Lee Ingram, Peoples Temple

Mr. Cleveland Jackson, Self
Mr. Donald Jackson, Peoples Temple
Mr. Ron James, Peoples Temple
Ms. Mabel L. E. Johnson, Peoples Temple
Mr. Tony Favello, IHTA
Mrs. Kelley, Peoples Temple
Ms. Carol Kerns, Peoples Temple
Mr. Marshall Kilduff, San Francisco Chronicle
Mr. Walter L. Knox, Clementina Towers
Mr. Bryan Krairtz, Peoples Temple
Mr. Ernest R. Laitman, IHTA
Mr. Wahat Lampao, IHTA
Ms. Marie Howard Lawrence, Peoples Temple
Ms. Karen Layton, Peoples Temple
Mr. Joe Lee, IHTA
Mr. Stephen Levine, the Youth Service Bureau
Mr. Edmundo Lorenzo, IHTA
Mr. Mario Louesso, Self
Ms. Christine R. Lucientes, Peoples Temple
Mr. Orville Luster, Department of Social Services
Ms. A. Manning, Alice Griffith
Mr. Ron McCormick, KPIX
Ms. Christine Neal, Alice Griffith
Ms. Sarah Owens, TPP Resident Advisory Council
Mrs. E. L. Peterson, Peoples Temple
Ms. Lois A. Ponts, Self
Mr. David Prowler, Human Rights Commission
Ms. Joanne Pursley, Peoples Temple
Ms. Lillie Ransom, PHTA
Mr. Florentino Ragadio, IHTA
Mr. Mike Rayynko, Peoples Temple
Ms. Lillian Robinson, PHTA
Ms. Gloria Rodriguez, Self
Mr. Jim Rudolph, Peoples Temple
Mr. William Schechner, KPIX
Mr. Andrew Silver, Peoples Temple
Ms. Gladys Smith, Peoples Temple
Mr. and Mrs. Israel Sosa, Holly Courts
Ms. Lula Stolling, Peoples Temple
Ms. Jannie Starks, PHTA
Ms. Cathi Tactaquin, IHTA Support Committee
Ms. Harriet Tropp, Peoples Temple
Ms. Kathy Tropp, Peoples Temple
Ms. Pearl Turner, TPP Resident Advisory Council
Mr. Jimmy Viray, Manila Journal, Fil-Reporter
Ms. Alvaray Satterwhite, Peoples Temple
Ms. Dorothy Mae Wells, TPP Resident Advisory Council
Ms. Leomy Wright, Peoples Temple
Mr. Stan Yee, Ping Yuen Tenants Association
Mr. H. W. Young, IHTA

3. APPROVAL OF AGENDA:

Commissioner Jones moved the chronology of the Agenda be altered and that the Commission address itself to the matter of the International Hotel first. Commissioner seconded, that the Agenda, as amended, be the agenda of the day. Unanimously carried.

8. UNFINISHED BUSINESS:

INTERNATIONAL HOTEL - STATUS REPORT:

Secretary presented the International Hotel Status Report. The Commissioners asked that the entire document be read into the record.

"March 16, 1969 through July 29, 1976

The Housing Authority has been involved in trying to resolve the International Hotel problems along with other public and private entities.

A background paper covering the above time span was given to each Commissioner.

July 29, 1976

Said background paper was used to brief each Commissioner in anticipation of Mayor Moscone's appearance before the Commission. The Mayor addressed the Commission, andamong other things, asked for assistance in acquiring the Hotel for low-rent housing by securing two appraisals as a first step.

The Commission responded by directing Staff to secure said appraisals.

July 30, 1976

The Housing Authority appointed two appraisers to complete an appraisal of the International Hotel. The reports were compiled and submitted to the Housing Authority by Philip L. Rezos, M.A.I. ($1,250,000.00) on August 25th and Jackson Hu & Associates, M. A. I. ($1,275,000.00) on September 3.

October 21, 1976

The Authority Commission adopted Resolution No. 2053 designating the International Hotel as an acceptable site for low-rent housing and recognized that said site must receive approval of the San Francisco City Planning Commission as to conformity with its Master Plan, and requested that the Board of Supervisors approve such site for designation for low rent housing as a proper public use.

Discussions were begun with the Hotel Tenants' Association regarding an agreement which would assure the indemnification of the Authority against loss for attorney fees and court costs in the event eminent domain proceedings became necessary in the acquisition of the hotel.

October 28, 1976

Copy of letter received from Mayor Moscone which transmitted two resolutions dealing with the acquisition of the International Hotel by the San Francisco Housing Authority to the Board of Supervisors for its consideration.

November 5, 1976

The San Francisco City Planning Commission found that the acquisition of property at 848 Kearny Street (International Hotel) for resale as low-income housing was in conformity with the Master Plan.

November 10 through November 24, 1976

Said two resolutions were heard during this period by a joint meeting of the Planning, Housing and Development, and Finance Committees of the Board of Supervisors.

November 30, 1976

Board of Supervisors adopted both resolutions regarding the International Hotel:

Resolution No. 1 designating the International Hotel as a site for low-rent public housing.

Resolution No. 2 which authorized the Mayor to execute an amendment to the Community Development Block Grant contract with the Housing Authority which would enable the Authority to use Community Development funds to acquire the Hotel.

The Mayor, by letter, asked the Housing Authority to take immediate steps to make an offer to the owners of the Hotel for purchase of the building.

December 1, 1976

Court proceedings affecting the eviction of the Hotel tenants were held, but because of legal technicalities, contempt charges against Sheriff Richard Hongisto for failure to evict the Hotel tenants were dropped. The Hotel owners were instructed to refile the charges, resulting in a further delay of eviction actions.

December 2, 1976

Commissioners Byrnes, Wallace, Helpman and Ergina were polled by telephone on the Resolution authorizing the Executive Director to make an offer to the Four Seas Corporation in the amount of $1,262,000.00 for the Hotel.

The same poll authorized the Executive Director to post Notice of Hearing regarding adoption of Resolution of Necessity, if the offer is rejected.

Housing Authority Staff hand-delivered an offer and purchase agreement for the International Hotel to its owners, the Four Seas Investment Corporation.

December 7, 1976

Said offer and purchase agreement for the International Hotel was not accepted by the Four Seas Investment Corporation at the close of business.

December 8, 1976

Notice of Hearing advising that the San Francisco Housing Authority intends to hold a public hearing to determine the necessity of acquiring the property located at 848 Kearny Street, will take place at 10:00 A.M. on December 23, 1976 at 440 Turk Street, San Francisco, California, was posted.

Attorneys representing the International Hotel Tenants Association and the Housing Authority were scheduled to meet to finalize the Indemnification Agreement.

STAFF RECOMMENDATIONS:

1. That the Commission adopt the Resolution which ratifies the actions of the Executive Director relative to the purchase of the International Hotel.
2. That the Commission, by motion, ratify its action of December 2, 1976 authorizing the Executive Director to post Notice of Hearing regarding adoption of Resolution of Necessity, since the offer has been rejected by the Four Seas Investment Corporation."

/s/ Eneas J. Kane"

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2058

* * * * * * * * * *

RESOLUTION RATIFYING OFFER AND PURCHASE AGREEMENT FOR ACQUISITION OF LOW RENT HOUSING AT 848 KEARNY STREET, SAN FRANCISCO, CALIFORNIA, COMMONLY KNOWN AS THE INTERNATIONAL HOTEL

* *

RESOLUTION NO. 2058

* * * * * * * * * * *

RESOLUTION RATIFYING OFFER AND PURCHASE AGREEMENT FOR ACQUISITION OF LOW RENT HOUSING AT 848 KEARNY STREET, SAN FRANCISCO, CALIFORNIA, COMMONLY KNOWN AS THE INTERNATIONAL HOTEL

* *

WHEREAS, at its regular meeting held on October 21, 1976, the San Francisco Housing Authority adopted Resolution No. 2053 which resolved the following:

1. Designated 848 Kearny Street, San Francisco, California, commonly known as the International Hotel, and more particularly described as Assessor's Block 195, Lot 13 as an acceptable site for use for low rent housing.

2. Requested the Board of Supervisors to approve such site for designation for low rent housing as a proper public use.

3. Authorized and directed the Executive Director to do all things and acts necessary and proper to obtain approval of the Board of Supervisors of the City and County of San Francisco of said site designation; and

WHEREAS, by letter dated October 28, 1976, the Mayor of the City and County of San Francisco transmitted for consideration by the Board of Supervisors, two resolutions dealing with the acquisition of the International Hotel by the San Francisco Housing Authority for retention as a low rent housing resource; and

WHEREAS, the Board of Supervisors of the City and County of San Francisco, did on November 30, 1976, at meeting assembled, approve the International Hotel site for low rent housing and authorized the Mayor, acting through the Director of the Office of Community Development, to enter into and execute a contract amendment to the 1976 Community Development contract between the City and County of San Francisco and the San Francisco Housing Authority for the purpose of enabling the Housing Authority to begin necessary proceedings to acquire the International Hotel as a resource for low rent housing; and

WHEREAS, the Board of Supervisors of the City and County of San Francisco, in meeting on November 30, 1976, in adopting Resolution, file number 516-76 approving the International Hotel site at 848 Kearny Street, included the

fact that the Housing Authority is assured of indemnification for all costs involved in or incurred relating to this Resolution of further action, by the International Hotel Tenants Association, if any, arising from the Resolution adoption; and

WHEREAS, the Housing Authority has previously designated qualified appraisers to establish a fair market price for the International Hotel property, and the appraisals have been completed; and

WHEREAS, the Commissioners of the San Francisco Housing Authority were polled on December 2, 1976, to obtain authorization for the Executive Director to tender an offer to the Four Seas Investment Corporation, at the fair market appraisal amount of $1,262,500.00 for the acquisition of the land and buildings at 848 Kearny Street, San Francisco, California, commonly known as the International Hotel, and more particularly described as Assessor's Block 195, Lot 13, subject to the condition, that if the offer is accepted, purchase agreement will be entered into subject to the following condition:

> Closing date for settlement of this purchase shall be contingent on a non-profit corporation formed by the International Hotel Tenants Association, a Third Party, applying for and securing funds sufficient to buy the Subject Property from the Housing Authority of the City and County of San Francisco. These funds shall be deposited in escrow on or before December 2, 1977 for the purpose of closing the escrow.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the aforementioned actions of the Executive Director of the San Francisco Housing Authority relating to the purchase of the International Hotel, be, and the same hereby is, ratified and approved.

2. That should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Jones seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Ms. Joan Byrnes
Dr. Amancio Ergina
Ms. Cleo Wallace
Mr. Martin Helpman
Rev. Jim Jones
Dr. A. C. Ubalde, Jr.

NAYS: None

EXCUSED: Mr. George Evankovich

Acting Chairman thereupon declared said motion carried.

Secretary then referenced the second Staff recommendation relating to the Notice of Hearing, and recalled that in polling the Commissioners on December 2, 1976, the Executive Director had also been authorized to post the Notice which was done on December 8, 1976. For the record, following is the Notice of Hearing in its entirety:

"NOTICE OF HEARING

> Please take notice that the San Francisco Housing Authority intends to hold a public hearing to determine the necessity of acquiring the property located at 848 Kearny Street, San Francisco, California, more particularly described as follows:
>
> > Commencing at the point of intersection of the southerly line of Jackson Street and the easterly line of Kearny Street, running thence easterly and along said line of Jackson Street 110 feet; thence at a right angle southerly 137 feet 6 inches, thence at a right angle westerly 110 feet to the easterly line of Kearny Street, thence at a right angle northerly along said line of Kearny Street 137 feet 6 inches to the point of commencement. Being a portion of Assessor's Block 195 Lot 13. The site so selected is further described as a portion of Assessor's Block 195 Lot 13 and is delineated on plat labeled Exhibit No. 1 on file at the Office of the Clerk of the Board of Supervisors, File Number 516-76 which is by reference incorporated hrerin.
>
> The hearing is being held to ascertain 1) whether the public interest and necessity require the project as a low-rent housing resource; 2) the proposed project is planned and located in a manner that is most compatible with the greatest public good and the least private injury; and 3) the property sought to be acquired is necessary for the project and purposes of low rent housing.
>
> It is the intent of the Housing Authority to adopt such a Resolution. You have the right and are entitled to appear and be heard within 15 days after mailing of this notice. Your failure to file a written request to appear and be heard within said 15 days will result in a waiver of the right to appear and be heard.
>
> The public hearing will take place at 10:00 A.M. on December 23, 1976 440 Turk Street, San Francisco, California.
>
> Dated: December 8, 1976
>
> /s/ Eneas J. Kane, Executive Director
> San Francisco Housing Authority"

Commissioner Wallace moved to ratify the posting of the Notice of Hearing subject to the following amendment: "Since the Mayor and Board of Supervisors have made it clear that the acquisition of this site is for resale to the International Hotel Tenants Association and that the Tenants Association is to reimburse the Housing Authority, I move that the holding of a public hearing on December 23, 1976 be made subject to performance by the International Hotel Tenants Association of the following conditions: 1) Execution of the Agreement indemnifying the Housing Authority for its costs and expenses attributable to the proceeding herein from October 21, 1976; 2) Opening of a bank account in the amount of $50,000 in escrow to assure availability of indemnity funds with representatives of Housing Authority and International Hotel Tenants Association as signators; 3) Commencement of formation of a non-profit corporation by International Hotel Tenants Association; 4) Written evidence of applications for loans, funds or grants to determine availability of funds for repurchase from the Housing Authority. All of the above is to be accomplished by the close of business on December 16, 1976."

The motion, as amended, was seconded by Commissioner Ergina and discussion followed.

Commissioner Ubalde (from audience reaction) stated the issue was obviously "controversial" and suggested the Commissioners vote on the amendment separately. The Commission expressed his concern that the conditions of the amendment would place "extra hardships" on the tenants of the Hotel, and then asked the Chair to recognize Mr. Gilbert Graham, Attorney for the International Hotel Tenants Association (IHTA).

Mr. Graham addressed the Commission and stated his appreciation for the assistance given him from Staff and the Commissioners. He stated IHTA is not opposed to the details as listed in the proposed amendment to the motion "per se", but that the group opposes the conditions being placed as a prerequisite for the Hearing. Mr. Graham stated the amendment is "not necessary at this time because the final resolution of these questions will be determined on the 23rd" and further, that the IHTA "has always said we would indemnify the City and the Housing Authority for costs expended to Four Seas Corporation in a Court Judgment stemming from eminent domain action, if we are unable to get the financing. During the course of the Hearing before the Board of Supervisors there was an amendment saying that we should indemnify for all costs. So the question is whether or not that applies before that amendment or after that amendment."

Mr. Graham continued by referring to each of the four proposed conditions. He stated the first, the Indemnification Agreement, depends on the question of indemnification before or after the Board of Supervisor's amendment. Regarding the $50,000, "we have always said that we would put $25,000 in. This amount was discussed by the Mayor and the Board of Supervisors". The amount of $25,000 had also been included in the draft of the Indemnification Agreement. Regarding the formation of a non-profit corporation by the IHTA, Mr. Graham stated the matter involves some "fairly complicated questions depending mainly on tax considerations". He stated that if the IHTA secures the money to "buy back the International Hotel within the next year", then the Association would have to have "complicated and complex advise" on how to form the non-profit corporation, that it will be necessary to consult with banks and foundations "when they give us money" about the formation of a corporation, and finally, "I do not think that particular item is necessary for the protection of the Housing Authority".

As to "the close of business on December 16, 1976", Mr. Graham stated the IHTA intends to sign an Indemnification Agreement and post money in an account "as has always been talked about", and suggested that representatives of IHTA, Housing Authority Staff, "and a Commissioner, if necessary" have a negotiating session to resolve individual cost items.

Further, Mr. Graham stated that if the Commission adopts the proposed conditions to ratifying the Notice of Hearing, "someone" would have to be available to determine if IHTA is complying with the conditions and that "the Commission should be the one". He stated IHTA intends to "bargain in good faith and to place money in a bank account so that you will be fully protected." Mr. Graham "respectfully" asked the Commission not to adopt the conditions, stating: "If it turns out we do not comply, you can vote it down on the 23rd."

Mr. Graham then asked the Commission to authorized the Executive Director to appear with the IHTA at the Hearing before Judge Brown on December 14 regarding the Stay of Execution of the Eviction procedure. Said Mr. Graham: "Since the City and the Housing Authority appear to have a peaceful resolution, it would be silly, ridiculous and a waste of taxpayers money to have an eviction now and then have to have the people move back in again, or worse yet, that the Four Seas Corporation would tear the Hotel down." Commissioner Ubalde observed the last statement "is not pertinent in reference to the amendment".

John E. Sullivan, Counsel for the Housing Authority, stated he agreed with Mr. Graham's statements regarding the $50,000 versus $25,000, that the figure is negotiable depending on the actual true costs that are worked up prior to signing the agreement. Regarding the question of the formation of a corporation, Counsel stated this procedure was part of Mayor Moscone's presentation to the Board of Supervisors and was referred to in the Mayor's letter of October 28 addressed to the Board, i.e., "...An integral part of my proposal is that these funds will be returned to the Housing Authority and, in turn, to the City, through the Community Development Program upon resale of the International Hotel to a non-profit corporation to be formed by the International Hotel Tenants Association..."

Counsel continued by stating that the formation of a non-profit corporation is the "primary vehicle for funding", a legal entity with which IHTA and the City can work, that an additional corporation, a profit-making corporation, may have to be formed to handle the funding process, and that "at this time, there is nothing".

Counsel stated that regarding the question of "waiting until the 23rd, I must advise you that to do nothing until the 23rd except to rely on the statements of Mr. Graham is jeopardizing your position personally, as Commissioners. First, the matter is proceeding so that additional costs will be incurred, secondly, the owners of the Hotel will appear at the Hearing to protest your proposed action, and at that point, if you take Mr. Graham's position, you still will have nothing in writing to indicate what is to be done." Counsel stated that in the past two weeks, since November 30th, the Authority has not been able to schedule discussions with IHTA to settle the matters of the bank account and the indemnification agreement, and that these matters could certainly be settled within the next week, prior to the 16th. Counsel supported the idea of a negotiating session and that if the Authority cannot be assured of financial protection, then the matter would have to be reviewed in its entirety to see if the Commissioners are willing to proceed with nothing in writing and no indemnification against continuing costs.

Acting Chairman asked for comments from members of the Commission. Commissioner Jones observed that during the entire discussion, the feasibility of proving "public necessity" had not been approached and that he is not convinced that the Authority will be able to accomplish this. The Commissioner stated he had been advised that the Authority could look to up to some 10,000 legal man hours at $60 per hour, should eminent domain proceedings be necessary. Commissioner Jones expressed his support of the International Hotel tenants but stated that he does not want to give support to "dreams that are unobtainable". Commissioner Jones asked Mr. Graham to respond.

Mr. Graham stated that the City Attorney had prepared an extensive brief showing that the Hotel site can properly be designated as "public necessity" for use as low rent housing. He continued by expressing surprise at the 10,000 hour amount of work to be involved, and stated that the amount is "totally excessive. When we are going to be paying the bills, we will be limiting the costs as much as possible and we want to participate in the decision of what costs are going to be incurred". He indicated that, for example, if IHTA put up $25,000 and the costs involved approached that amount, the Housing Authority could ask for additional money from IHTA to cover the anticipated costs or dismiss the suit, "you will always have power over the costs because you can dismiss the suit." Mr. Graham continued by explaining "what a bargain" the acquisition of the Hotel would be in terms of low-cost housing, "even if we don't pay anything", the city would be getting "a good deal" because it would cost so much more than the proposed purchase price of the Hotel to build a like amount of housing units. Said Mr. Graham: "I think you will be protected during the next year when we are pursuing our financing".

Commissioner Jones reiterated his concerns regarding the feasibility of declaring the site a "public necessity". Mr. Graham referenced the City Attorney's brief. Counsel Sullivan corrected Mr. Graham and stated that the City Attorney had found that the Housing Authority would be acting legally in pursuing the purchase of the Hotel for transfer to the Tenants Association. The City Attorney did not refer to the legality of declaring the site a "public necessity". That issue still has to be determined. Commissioner Jones stated he hoped Mr. Graham would recognize his concerns, that the amount of money involved in legal time, should the 10,000 hour estimate prove to be correct, "would go a long way in helping the tenants who deserve to be helped.

Commissioner Ubalde asked if the legal term "public necessity" referred to physical conditions of the Hotel, such as the plumbing and electricity. Counsel Sullivan replied that under the Code of Civil Procedure, the Commission must hold a Hearing, as the governing body, to accept evidence as to whether this is a proper public use for public housing, and secondly, the necessity of this location. If approved at the Hearing of the 23rd, then the Commission would begin the eminent domain process.

Commissioner Ubalde stated that considering the housing needs in San Francisco, it would seem that the City would not have to go through such proceedings, but that he does not want to pre-judge his decision in reference to the December 23rd meeting. Secondly, the Commissioner stated, he is concerned, with reference to the amount of money involved in the indemnification, that "society is always putting the brunt of these pressures on the poor folks". Commissioner Ubalde stated he would like to see the members of the Commission go on record as believing that "pressures like this should be borne by the public representatives, the public leadership of the City, as the authorities that need to take these responsibilities. In my own experience in the City, it is always the poor folks. I would suggest at this point that we do away with these specific requirements that we are putting on these folks."

Commissioner Ubalde moved that Item 2 of the proposed amendment be removed from consideration. Acting Chairman called for a second. There was none.

Commissioner Ubalde continued by stating he was not a party to the discussions with the Mayor, nor the actions of the Board of Supervisors, regarding the Indemnification Agreement. Commissioner Ergina stated that the $50,000 figure is negotiable. Commissioner Jbalde stated he wished to finish his comment, that he is trying to ssist the Commission, and that he hoped that the Housing Authority would take the brunt of that fee, or the City, rather than charging the oor folks for those costs." The Commissioner stated he thought the lousing Authority should "take the initiative" to find the money and hat, "I want that specific item taken out and I don't think that Item is even necessary."

Commissioner Ubalde moved that Items No. 2 and 3 be removed from onsideration. Acting Chairman called for a second. There was none.

Commissioner Jones stated he was "to vague" to give a "conscientious" second to Commissioner Ubalde's motion. He stated he understands the plight of the poor people, that perhaps his Church might be able to make a contribution, but that he does not know where the Authority's funding originates and that he hadn't heard the Controller address the issue. The Commissioner stated that it is his understanding that there may even be a personal liability involved on the part of the Commissioners.

Mr. Kenneth Cavanaugh, San Francisco Housing Authority Controller, stated all the funds of the Housing Authority are involved with a Federal contract and the use of the funds is designated for various Housing Authority programs. The Housing Authority has budgets for various items that are supported by federal funds. The Authority has borrowed federal funds from its operating reserves with the understanding that the funds would be repaid; the Authority is not involved in whether such funds are to be repaid from the City of the IHTA. The Authority cannot spend money in which the Federal government has an interest as the money is tied to a specific contract. The Authority has borrowed money from funds which are programmed for modernization, operations and maintenance. The Authority cannot do this without refunding the source.

Commissioner Ubalde stated he thought the Commission should "come up with something more creative than just saying 'it is their responsibility'. The Housing Authority should give us more options than what we have here. I am very unhappy with the specific recommendation that I have before me."

Commissioner Wallace and Mr. Graham discussed the fact that had a meeting occurred between Mr. Graham and the Housing Authority, perhaps some of these items could have been settled so that the Commission would have been able to act today. Mr. Graham stated that on Monday, December 6, he had received the Housing Authority's draft of the Agreement, and that it was completely different than what he had proposed.

Commissioner Wallace moved that the Commission meet on December 16, prior to the Hearing on December 23rd, and that prior to the 16th, Mr. Graham and Counsel Sullivan meet to discuss the indemnification issues.

A discussion followed among the Commissioners, Secretary and Counsel regarding parliamentary procedure and the fact that if the original motion to ratify the Notice of Hearing were voted upon and carried, then there would be no basis for the amendment proposed by Commissioner Wallace. Further, there had been two efforts on the part of Commissioner Ubalde to amend the proposed amendment, which motions had not been seconded. Commissioner Jones stated he still is not prepared to second Commissioner Ubalde's motions but that he would be willing to spend whatever time is necessary to fully understand the implications of the International Hotel situation. Counsel Sullivan suggested that it would be proper to table the proposed amendment first, and then to table the motion to ratify the posting of the Notice of Hearing. Then, there would be no further discussion of the International Hotel matter. At that point, a motion could be made to hold a special meeting on December 16th at which time the matter would be considered again.

Commissioner Ubalde moved to table the proposed amendment to the original motion to ratify the Notice of Hearing. Commissioner Wallace seconded. Unanimously carried.

Ms. Judy McCabe, President of PHTA, addressed the Commission. She determined that if the original motion to ratify the posting of the Notice of Hearing had not yet been voted upon, then she would like to speak. Ms. McCabe stated she thinks "this is a very feasible proposal, an opportunity for a community in San Francisco to take control and provide low-cost housing. There is an assurance it will not be a profit-making corporation, it will be a non-profit corporation which cannot be made "profit making" by anybody. Ms. McCabe referenced the irony in keeping poor people on a "non-profit" basis in order to provide decent housing for them. Ms. McCabe continued by referencing the $4.5-$5 Million cost to build 150 low-cost units, the high density rate in communities throughout San Francisco, the fact that the last public housing project in San Francisco was built in 1972-1973, the exodus of the middle-income families from the City, the remaining people who are without jobs and on fixed incomes, and the "brave battle" of the International Hotel Tenants.

Ms. McCabe flatly stated the Housing Authority does not want the International Hotel, that the proposed amendment proves it by placing "restrictions" on the IHTA. Commissioner Jones asked to whom Ms. McCabe was addressing her remarks, and that her statements were "erroneous". Ms. McCabe stated she was speaking to all of the Commissioners and continued by declaring that the process of forming a non-profit corporation is very complex, that PHTA has been through the procedure and knows how difficult it is, and that if the Housing Authority is going to take on a project, then it "should at least be fair about it, because the tenants of the Housing Authority do not want to be stuck with another slum project." Ms. McCabe stated that if the IHTA has "fought this long" then "they have the right to be treated fairly, by the Commissioners, by the Housing Authority Staff, by the City and the Board of Supervisors." Ms. McCabe concluded by supporting the negotiating session idea and the holding of a special meeting afterwards.

Commissioner Byrnes thanked Ms. McCabe and stated that her proposal is exactly what the Commissioners are planning to do. Commissioner Wallace responded to Ms. McCabe's comments by stating that the money the Authority is spending now is "coming from the other projects" and secondly, that when the matter was first presented, Commissioner Wallace had asked if the proposed acquisition of the International Hotel would involve taking money from tenants currently in public housing, and that she was "assured that that was not going to happen". In light of the amounts of money involved, the Commissioner pointed out to Ms. McCabe the importance of the formation of a non-profit corporation, stating that "the money has to come from somewhere".

Ms. Evelyn Darnes, Vice President of PHTA, stated that she thinks the first consideration of the Housing Authority should be the projects it already manages and the residents who are already in public housing. Ms. Darnes referenced the Housing Authority cutback in employees, because of inadequate funds, and reiterated her statement that the Housing Authority should take care of its own residents first.

Commissioner Jones expressed his appreciation for Ms. McCabe's statements and "obvious enthusiasm" but that she should not "impugn" Housing Authority Commissioners whom she "doesn't even know". The Commissioner reiterated his earlier statement that it is not fair to hold out "unobtainable things" to people, that his own attorneys had advised him how difficult it is going to be to obtain a Resolution of Public Necessity, and that her statements appear to support his position, in that the Commission wants to hear all evidence, both for and against the Resolution of Public Necessity, prior to making its final decision. Commissioner Jones stated he, individually, is willing to approach the community for assistance, but that, in conclusion, "I am still not satisfied we can do this".

Commissioner Ubalde stated he felt he has to make known his personal concern, that statements coming from "this Commission that are specifically devisive, are uncalled for. When we talk about specific projects that may be affected because of considering other projects, we have to be very careful about the total population of the City."

Acting Chairman asked Secretary if the Housing Authority is following the program for the International Hotel as determined by the Mayor and the IHTA. Secretary responded emphatically: "To the letter. I would like to suggest, in line with Commissioner Jones' observation, that this Housing Authority, through this documentation which I have read, has done every single solitary thing that we were ever asked to do, and much much more. There is not one bit of evidence in these documents that indicates that we, the Housing Authority, do not wish to have the International Hotel Tenants own or operate those units."

Commissioner Wallace restated her motion made earlier, i.e., the Commissioner moved to table the motion to ratify posting of the Notice of Hearing, that Mr. Graham and Counsel Sullivan meet in a negotiating session prior to December 16 when a Special Meeting of the Commission would be held to consider the matters on the table. Commissioner Jones seconded. Unanimously carried.

Mr. Graham objected strongly to the Commissioners' actions, stating that the Commission should not have tabled the motion to ratify the Notice of Hearing, that the Commission should approve the ratification and then, if desired, could cancel the meeting of the 16th, depending upon the outcome of the negotiating session. The Commissioners returned to the discussion of parliamentary procedure and it was determined that all necessary motions and corresponding seconds had taken place.

Mr. Graham continued by referring to his earlier request to have representatives of the Housing Authority present at the December 14th Hearing regarding a Stay of Execution on the Eviction. He stated that "we have to have support from the Housing Authority, no Housing Authority person has helped stay the matter of eviction." Counsel responded that the Housing Authority is not a party to that particular matter, but Mr. Graham insisted that representatives of the Housing Authority be present at the December 14th Hearing.

Secretary stated: "The Housing Authority does not represent the total City. The Mayor and the Board of Supervisors and their attorneys represent the City and they are the ones who are involved because they have asked us to do these things and their support at that Hearing would be the proper kind of support you need." Mr. Graham responded that the Housing Authority should not wait until after the eviction and then say "we support you". "You have to support us now."

Commissioner Ubalde stated that he is concerned that the Executive Director made a statement that there has been "1,000% support" since he began this project. Considering that statement, "This Commission and this Housing Authority must show good faith, if that is the case. With that in mind, I suggest that the Commission and the Counsel be represented at the specific Hearing which the Counsel of the IHTA referred to." Commissioner Ergina responded that legally, the Commissioners cannot attend such a meeting because the Housing Authority is a separate Agency. Acting Chairman stated that Commissioners could attend the Hearing as individuals only, not representing the Housing Authority. A member of the audience stated that it is about time the Housing Authority and the City "got out and started to fight for the Hotel".

Another member of the audience stood to speak but was ruled out of order. Commissioner Ubalde stated the Commission is "leaving these people in the lurch" and said he thought the meeting between IHTA and the Housing Authority should take place much earlier. Secretary responded that there is a Hearing on the 14th and that no evictions will take place on the 14th.

A general discussion followed regarding the possibility of changing the Special Commission Meeting to a date earlier than the 16th. Mr. Graham stated that the Hearing on the 14th was merely to gain a Stay of Execution of Eviction until "the Housing Authority decides whether it wants to go ahead with eminent domain, or not" and that there has to be five days' notice for eviction. The special meeting of the Commission will take place on the 16th, as originally planned.

Acting Chairman declared the meeting recessed at 11:10 A.M. to be reconvened at the Call of the Chair.

Acting Chairman reconvened the meeting at 11:20 A.M. with all members present. Acting Chairman continued with the prepared agenda.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Adjourned Regular Meeting held Thursday, November 18, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

REVISED GRIEVANCE PROCEDURE:

Secretary read into the record a background paper relating to the Revised Grievance Procedure.

"BACKGROUND

On April 21, 1971, after a year of negotiation with the Public Housing Tenants Association (PHTA), the San Francisco Neighborhood Legal Assistance Foundation, and the National Housing and Development Law Project (University of California, Berkeley), this Commission adopted a model lease and grievance procedure appilcable to all public housing residents. The San Francisco Housing Authority was one of the first housing authorities in the country to do so.

This lease and the grievance procedure have been in effect in San Francisco since the above-stated date.

Between 1971 and 1975 some local housing authorities around the country either did not adopt or had difficulty implementing the new model lease and grievance procedure. Therefore, in the latter part of 1973 and the early part of 1974, the Department of Housing and Urban Development (HUD) began a series of public hearings on the impact of the new model lease and grievance procedure. Tenant associations and local housing authorities participated in these hearings. A year after said hearings, HUD published its final rules and regulations on the model lease and grievance procedure on August 7, 1975. The lease and grievance procedure to be written in conformance with these regulations are to apply to both conventional public housing and Section 23 leased housing.

STAFF ACTION TO DATE:

Pursuant to our Memorandum of Understanding with PHTA, this Authority began discussions and negotiations with PHTA concerning a revised lease and grievance procedure in February, 1976. Negotiations were held at a minimum of once a month. During these negotiating sessions, SFHA was represented by Staff and Authority Counsel and PHTA was represented by attorneys from the San Francisco Neighborhood Legal Assistance Foundation, their officers and other resident leaders.

Major agreement was reached in October on a revised lease however, publication of a HUD model lease has necessitated a continuance of negotiations.

In August of this year we reached agreement with PHTA in substance on all articles in the grievance procedure except one, the composition of the hearing panel. The grievance procedure was then sent to the HUD Area Office in September for review and approval. HUD's review was not completed until late November, at which time SFHA Counsel, Staff and PHTA finalized their negotiations on the grievance procedure pursuant to the attached letter from PHTA...."

RECOMMENDATIONS:

Staff recommends, in accordance with PHTA's letter and our review of same, the adoption of the attached grievance procedure...to be implemented by February 1, 1977. The compromise recommendation regarding the composition of the hearing panel contained in PHTA's letter is accepted by Staff and is included in this recommendation.

/s/ Eneas J. Kane"

The documents referred to in the Report were reviewed by the ommissioners. Commissioner Wallace moved the Revised Grievance rocedure, as presented, be adopted. Commissioner Ubalde seconded. nanimously carried.

7. REPORT OF COUNSEL:

Counsel Sullivan stated his office had been concerned with outine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary read into the record the following Status Report:

> "November 18, 1976
>
> A letter was sent to the Resident Advisory Council, as promised, requesting names of residents to serve on job interviewing panels. Responses have been received.
>
> November 23, 1976
>
> As part of the Authority's Thanksgiving programs for residents, one hundred TPP- Area youth attended the Ice Capades. Adult residents chaperoned.
>
> November 25, 1976
>
> For Thanksgiving, free turkeys were provided for families most in need, including elderly shut-ins.
>
> November 26, 1976
>
> The consultant firm of Dukes and Dukes Associates conducted a training program for residents temporarily employed to assist with the Resident Needs Survey. The Resident Needs Survey began Tuesday, November 30, 1976.
>
> November 30, 1976
>
> A meeting for senior citizen residents of the TPP Area was held in the Hunters Point II School. A representative of the Social Security Administration spoke on new benefits. Allen Nunley, Manager of the Hunters Point Area, spoke on TPP as it relates to the management office. Temporary officers were appointed for the Senior Citizens Club. Ms. Effie Robinson, Director of Senior Citizens Social Services, spoke about the Citywide Senior Citizens Council and other senior groups in the City which conduct fund-raising activities and other programs. Preliminary plans were also made for a Christmas party scheduled for December 14.
>
> November 30, 1976
>
> The Resident Advisory Council now occupies office space in the Hunters Point II School and has a temporary secretary whose employment was extended through December 30, 1976. This action was taken pursuant to the November 29 recommendation of the Resident Advisory Council.

December 3, 1976

The Joint Staff meeting of HUD Management and the San Francisco Housing Authority was held on Friday, December 3 at 1815 Egbert Street. Specific agenda items covered the Target Projects Program review which was conducted by HUD during the last week in November. A HUD report regarding the review and permission to proceed should be received within the next several business days.

REHOUSING REPORT

Following is an update of the Rehousing effort in CAL 1-17(A), East and West:

WEST:	Number of occupied units remaining	33
	Number of vacant units	114
	Residents assigned reservation numbers	7
EAST:	Number of occupied units remaining	68
	Number of vacant units	56
	Residents assigned reservation numbers	10

/s/ Eneas J. Kane"

Commissioner Wallace asked the status of the negotiations between the Hunters Point II School Board and the Authority regarding the purchase of the School. Deputy Executive Director responded that the Board of Education's attorney had asked the Authority to prepare a formal request for the acquisition of the school and to include an outline of activities proposed for the space. Staff is currently working on that request. Secondly, negotiations are on-going regarding the purchase of the school. Staff of the Board of Education had proposed a purchase price of $350,000 which was rejected by the Authority. Since the matter is still being negotiated, Deputy Executive Director stated it would not be appropriate to state the amount of the Authority's counter offer.

Commissioner Wallace then referred to the Rehousing Report section of the Status Report and stated that originally, the Authority had planned to begin demolition in November, before Thanksgiving, but that no demolition had taken place and many families were forced to be disrupted during the holidays. Deputy Executive Director responded that the Authority had been unable to meet the November deadline for beginning demolition, that a new date of December 22 had been scheduled to move the remaining families in the area bounded by Earl, Griffith, Navy Road and Oakdale. Regarding the families to which Commissioner Wallace referred, the Deputy stated that the speed at which the residents move is up to them, that the Authority had offered several choices to each family but that some families did not want to move too far away from the area which decreased the number of units available to them. Obviously, stated the Deputy Executive Director, "demolition will not begin until all the families have left the area."

Commissioner Wallace expressed her concern regarding the uncertainty that some families must feel if they have not been given a definite moving time. Deputy Executive Director stated that if the remaining families insist on staying where they are during the Christmas holidays, then they will be moved out during the first week in January, 1977.

Ms. McCabe asked how many Certificates of Re-Entry had been issued to tenants to either return to the area or to their specific unit. Deputy Executive Director responded the matter is in the hands of the TPP Resident Advisory Council. At the Council meeting of November 12, the members voted "to do nothing" regarding the Certificates of Re-Entry until the Council members and their counsel have completed their By-Laws and have filled the remaining vacancies on the Council. The Council has had a draft of the Certificate of Re-Entry for two months.

Commissioner Ergina asked the status of Inchon Village. Deputy Executive Director responded that, as was reported sometime ago, an

agreement for the interim use of the property was forwarded by the Navy to the Department of Defense where the document still is. The Authority has also applied to HUD for permanent use of the property as a Section 8 rehab project. The application was hand-delivered to HUD on December 7 and the Authority is waiting for a response.

9. NEW BUSINESS:

The matter of the International Hotel was handled at the beginning of the meeting as documented above.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 11:40 A.M.

Acting Chairman

ATTEST:

Secretary

DOCUMENTS
PUBLIC LIBRARY

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Special Meeting Held:
Thursday, December 16, 1976

440 Turk Street
San Francisco, California

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in Special Session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, December 16, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:
Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Jim Jones, Commissioner
The Reverend Dr. A. C. Ubalde, Jr., Commissioner

EXCUSED:
Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:
Eneas J. Kane, Secretary/Executive Director
John E. Sullivan, Counsel
Members of Staff

2. VISITORS:

Secretary announced the visitor cards would not be read but would be reflected in the Minutes. Those who filled out visitor cards are as follows:

Mr. F. R. Agita, International Hotel Tenants Association (IHTA)
Ms. Orllia Anderson, Self
Ms. Ethel Belle, Self
Ms. A. Birmingham, Sunnydale Residents Association
Mr. Jose Bungayan, IHTA
Ms. Kay Calahan, Self
Mr. Robert Cristin, Ferguson & Associates
Ms. Nancy Clay, Self
Ms. Connie Cooper, Self
Ms. Katherine Denmeck, Self
Ms. Evelyn Darnes, Vice President, PHTA
Ms. Hazel Dashiell, Self
Ms. Betty Davis, TPP Resident Advisory Council
Mr. Joseph Diones, IHTA
Mr. Claudio Domingo, IHTA
Ms. Penny Dupont, Self
Ms. Edith Cordell, Self
Mr. Alfredo de la Cruz, IHTA
Mr. Marshall Farris, Self
Ms. JoAnn Fi, Western Addition
Mr. Steven Freedman, IHTA

Ms. Julia Gales
Mr. Bill Hall, Self
Mr. Artie Harper, Western Addition
Ms. Ollie Harrington, Self
Mr. L. Jarvis, Hunters Point
Mr. Wesley Johnson, Self
Ms. Fannie Jordan, Self
Ms. Lula Jordan, Self
Mr. Tavis E. Jouney, Self
Mr. F. Kouisa, Self
Mr. Chew Yue Kui, Hotel
Mr. H. Lee, Ping Yuen
Mr. Jay Lee, IHTA
Mr. C. Looma, Self
Ms. Lorie McFoy, Self
Mr. K. Mecham, San Francisco Liberation School
Ms. Judith Merriam, Self
Ms. Christina Neal, TPP Resident Advisory Council
Mr. Michael Ohta, Peoples Food System
Ms. Beatrice Orsot, Self
Ms. Sarah Owens, TPP Resident Advisory Council
Ms. Lucille Payney, Western Addition
Ms. Lois Ponts, Self
Ms. Estella Railback, Self
Mr. F. Ragadi, IHTA
Mr. C. Realen, Self
Ms. Margie Robinson, Self
Mr. Ross, Self
Ms. Joyce Rayynko, Self
Mr. Alvaroy Satterwhite, Self
Ms. Lula M. Stalling
Ms. Virginia Taylor
Ms. Alma Thomas, Self
Ms. Zelma Toro, IHTA
Ms. Frances Williams, TPP Resident Advisory Council
Mr. Theo Williams
Mr. C. Wong, IHTA
Mr. E. Wong, IHTA
Ms. Geraldine Bailey, IHTA
Ms. Amanyda Fair, IHTA
Ms. Mabel L. E. Johnson, IHTA
Ms. Millie Covinffor, IHTA
Ms. Mary Mayshark, Self
Ms. Earline Watkings, Self
Ms. Jane Owens, IHTA
Ms. Louis Williams, Self
Mr. Lence Benton, Self
Ms. Shirley Baisy, IHTA
Ms. Irma Lee Gill, IHTA
Ms. Rosa Mae Hines, IHTA
Ms. Annie Harris, IHTA
Ms. Magaline Williams, IHTA
Ms. Marie Torres, IHTA
Ms. Parris, IHTA
Ms. Lorine Davis, IHTA
Mr. Burger Lee, IHTA
Ms. Odencia Roberson, IHTA
Ms. Green, IHTA
Ms. Arde Oenis, Self
Ms. Susia Collins, Self
Ms. Floe Sanden, IHTA
Ms. Clark, IHTA
Ms. Annette Gilbert, IHTA
Ms. Helen Johnson, IHTA
Ms. Ophelia Milan, IHTA
Mr. Daniel Taylor, IHTA
Ms. Dorothy Mae Wells, TPP Resident Advisory Council
Mr. Donald Canter, San Francisco Examiner

3. UNFINISHED BUSINESS:

INTERNATIONAL HOTEL:

Secretary recalled that a motion to ratify the posting of a Notice of Hearing regarding the International Hotel, and a proposed amendment thereto had been tabled by the Commissioners at the regularly scheduled Commission Meeting of December 9, 1976.

Commissioner Wallace moved removal of the items from the table, for discussion, and at the same time, Commissioner Wallace moved to withdraw the proposed amendment. Commissioner Ergina seconded both items. Unanimously carried.

Secretary announced the only remaining business before the Commission was to ratify the posting of the Notice of Hearing.

Commissioner Ubalde moved ratification of the posting of the Notice of Hearing. Commissioner Jones seconded. Unanimously carried.

Mr. Gilbert Graham, Attorney for the International Hotel Tenants Association, asked the Commission to pass a Resolution stating that the Authority would use its best efforts to assist the IHTA in stopping the impending eviction, until a Writ of Immediate possession is obtained through the eminent domain procedure. Mr. Graham stated the time table is such that as soon as eminent domain procedures are begun , the evictions will be stopped. In the meantime, Mr. Graham stated the Four Seas Corporation, owners of the Hotel, continues to "go against" the tenants by pursuing "means to force eviction". If the Authority fails to act, said Mr. Graham, the "people will be evicted and the Hotel will be torn down". Mr. Graham stated he will appeal Judge Brown's decision, thereby gaining an additional 30 days time.

Acting Chairman stated that according to Judge Brown's decision, the eviction was to take place within fifteen days. Mr. Graham responded that it will take fifteen days for the Judge to obtain a Writ on the Eviction procedure, and that the Sheriff could refuse to comply or possibly, not be able to comply. Mr. Graham again stated that he will appeal Judge Brown's decision but that may involve a couple of weeks time.

Acting Chairman asked for comments from Counsel Sullivan; Counsel responded that the Commission is not a party to the eviction action, that if the Commission wished to adopt a resolution relating to Mr. Graham's request, it would have to do so as individuals, only, not as Commissioners.

Mr. Steve Rosen, Asian Community Center and a commercial tenant of the International Hotel, addressed the Commission and stated that the evictions could take place within fifteen days if the Housing Authority doesn't act and if the appeal is denied. Mr. Rosen stated it is the City's responsibility to "take over the property" and suggested that the Commission hold its public hearing prior to the 23rd.

Counsel Sullivan stated that procedurally, "all this is out of order". He suggested to the Commission that if it wanted to continue discussions after having conducted the only business before the Commission, then a motion should be made to that effect. If such a motion were made, Counsel Sullivan would have additional comments.

Commissioner Jones moved the Commission continue to discuss the matter. Commissioner Ubalde seconded. Unanimously carried.

Counsel Sullivan stated the Commissioners are being asked to do something "beyond your capacity as Commissioners. Your position is that you will pursue acquisition through eminent domain. You are not a party to the eviction proceedings". If you wish to go ahead without anything in writing, as was the case last week, regarding the Indemnification Agreement, that is up to the Commissioners."

Mr. Graham suggested that Counsel Sullivan's advice was not appropriate as he appeared to be advising the Commissioners on a matter of policy, rather than the legalities involved. "We are asking the Commissioners to do something to establish the fact that they want the Hotel preserved until they can get the eminent domain". Counsel Sullivan responded that that was not so. Mr. Graham stated that he thinks the situation is "one that everyone here believes in".

Commissioner Ubalde asked for the opinion of the Executive Director. Secretary responded: "As this Commission has already shown, they want very much to obtain possession of the Hotel by eminent domain proceedings. That is full disclosure to everyone that they want this thing to go through. We, the Housing Authority Staff and you have done everything we have been asked to do in order to obtain possession of the Hotel. We are on record. If individual Commissioners want to become involved, that is a personal matter. As an Authority, we have gone on public record fully and extensively in support of the eminent domain procedure."

Commissioner Ubalde asked if it would be redundant for the Commissioner to pass a resolution to that effect. Secretary responded in the affirmative.

Mr. Rosen stated that he is glad the Housing Authority has taken the first steps in moving toward making the Hotel a "hotel of the people", but that "we are faced with extraordinary circumstances in which the tenants are going to be kicked out unless there is court action taken by this body. We are not asking you to inject something new into the already existing situation, but to take another action to take over the hotel and stop these evictions so that these people will not be out on the streets". Secretary stated, in response to Mr. Rosen's question as to why the Hearing had to be on December 23, that the law requires the notice be posted for that period of time.

Mr. Graham stated the IHTA thinks it is necessary that the Commission pass a resolution stating it"doesn't want the evictions to happen until the Commission gets the eminent domain procedure begun".

Commissioner Wallace stated she believes the Authority should not move until the Indemnification Agreement has been agreed upon, and moved that the Commission recess today's meeting, and hold another special session, prior to the 23rd, and after an Indemnification Agreement has been agreed upon. Commissioner Ergina seconded the motion.

Discussion followed: Mr. Graham asked what the purpose of such a meeting would be. Secretary responded and stated the meeting would be to consider additional action on the part of the Commission relative to the Indemnification Agreement. Mr. Graham responded that such a meeting would not be necessary as preparations have to be made for the meeting of the 23rd, "which takes time and effort", that the IHTA is not asking the Commission to file a law suit "or spend money", and finally, "just what is the Commission's policy regarding eviction".

Acting Chairman stated there is a motion on the table which has been seconded. Commissioner Jones stated that Counsel Sullivan had informed the Commission that the Authority does not have a standing in the law suit and that the Commission is being asked to take possession of the Hotel, "providing the money is not coming from existing Housing Authority funds".

Commissioner Wallace removed her motion to hold a special meeting. Commissioner Ergina seconded. Unanimously carried.

Commissioner Jones restated his conviction that the Authority should not take money from existing projects but that it would be willing to help the IHTA secure additional funding. Commissioner Jones stated: "There will not be division among minorities. Nothing will be served by allowing minorities to be pitted against each other. We should make an effort to get funding." The audience enthusiastically applauded the statement.

A member of the audience stated the Board of Supervisors had passed its plan over three weeks ago and that the Four Seas Corporation has another fifteen days before there is an eviction. The woman stated the tenants of the Hotel were being investigated by authorities regarding their financial stability. "The Housing Authority is putting conditions on the tenants, the Mayor is sitting on his hands and the Sheriff is preparing for eviction. This eminent domain process should be moved on right away. Judge Brown said that if the City is serious about the eminent domain process, they would have had their lawyers in the courts arguing for a stay of execution for the eviction."

Acting Chairman stated that is not the concern of the Commission.

Commissioner Jones stated the following: "I move we adopt a policy to support the International Hotel Tenants not being evicted under any circumstances. We are in support of them providing no funds are taken from existing Housing Authority projects or existing tenant needs". Commissioner Ubalde seconded the motion. Unanimously carried.

10. Acting Chairman declared the meeting adjourned at 10:30 A.M.

Acting Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, December 23, 1976

Minutes

275 Hayes Street
Nourse Auditorium
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Nourse Auditorium, 275 Hayes Street, San Francisco, California at 10:00 A.M., Thursday, December 23, 1976.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Joan Byrnes, Vice Chairman Dr. Amancio Ergina, Commissioner Ms. Cleo Wallace, Commissioner Mr. Martin Helpman, Commissioner Rev. Jim Jimes, Commissioner Rev. Dr. A. C. Ubalde, Jr., Commissioner
EXCUSED:	Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT:	Eneas J. Kane, Secretary/Executive Director John E. Sullivan, Counsel Members of Staff

SPECIAL ORDER OF BUSINESS:

Acting Chairman stated the Commission, sitting as a Personnel Committee of the Whole, had accepted the resignation of Eneas J. Kane as Executive Director of the Housing Authority of the City and County of San Francisco. At the same time, the Commission had unanimously appointed Mr. Walter L. Scott, II, Executive Director of the Housing Authority of the City and County of San Francisco.

Following Resolution introduced by Commissioner Ubalde:

RESOLUTION NO. 2059

* * * * * * * * * * *

RESOLUTION ACCEPTING THE RESIGNATION OF ENEAS J. KANE AS EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 2059

* * * * * * * * * * *

RESOLUTION ACCEPTING THE RESIGNATION OF ENEAS J. KANE AS EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, Eneas J. Kane has submitted his resignation as Secretary-Executive Director and Treasurer of the Housing Authority and announced his intent to retire from public life effective January 3, 1977; and

WHEREAS, Eneas J. Kane was appointed to this Authority's highest administrative post on November 4, 1965 during a period of turmoil and suspicion that threatened to have grave effects upon the future of public housing in this City and County; and

WHEREAS, drawing upon the experience of more than two decades in public service, said Eneas J. Kane has led this Housing Authority to its present preeminence as an outstanding example to other such agencies throughout the United States; and

WHEREAS, during this tenure, eighteen apartment buildings especially designed for residence by low-income elderly persons were constructed by this Authority and were made a significant part of the City and County housing inventory; and

WHEREAS, six family developments were constructed in the launching of a broad concept of scattered site housing that was nipped off at the bud by an antagonistic federal administration; and

WHEREAS, throughout this period the Housing Authority has continually reaped the benefits of experience Eneas J. Kane gained while holding high public positions directly under three San Francisco Mayors and in the Congress in Washington, D. C.; and

WHEREAS, in addition to his efforts for the Housing Authority, Eneas J. Kane has been unstinted in his devotion to community-wide causes and especially fervent in the rehabilitation of victims of addiction:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the Commission does accept the resignation of Eneas J. Kane effective January 3, 1977; and

BE IT FURTHER RESOLVED, that this Commission extend to Eneas J. Kane its deepest appreciation for services above and beyond the demands of his position and its every best wish to a well-earned, happy retirement; and

BE IT FINALLY RESOLVED that this Commission urges Eneas J. Kane in retirement to maintain an active interest in public affairs and espacially in the affiars of public housing lest his wealth of experience be lost amidst the rolling hills of Napa County.

APPROVED AS TO FORM:

John E. Sullivan, Counsel
San Francisco Housing Authority

Date______________________________

Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Ms. Joan Byrnes
Dr. Amancio Ergina
Ms. Cleo Wallace
Mr. Martin Helpman
Rev. Jim Jones
Rev. Dr. A. C. Ubalde, Jr.

NAYS: None

EXCUSED: Mr. George Evankovich

Acting Chairman thereupon declared said motion carried.

Following Resolution introduced by Commissioner Ubalde:

RESOLUTION NO. 2060

* * * * * * * * * * *

RESOLUTION APPOINTING WALTER L. SCOTT, II SECRETARY-EXECUTIVE DIRECTOR AND TREASURER OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

RESOLUTION NO. 2060

* * * * * * * * * * * * * *

RESOLUTION APPOINTING WALTER L. SCOTT, 11, SECRETARY-EXECUTIVE DIRECTOR AND TREASURER OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, Eneas J. Kane has submitted his resignation as Secretary-Executive Director and Treasurer of the Housing Authority of the City and County of San Francisco, and has announced his intent to go into retirement effective January 3, 1977, and

WHEREAS, the Housing Authority of said City and County, acting during this regularly scheduled meeting of its Commission on December 23, 1976, has accepted said resignation and has confirmed its effectiveness as of January 3, 1977, and

WHEREAS, the Housing Authority's present Deputy Executive Director, Walter L. Scott, 11, during his tenure has demonstrated outstanding ability and understanding in relation to problems of the general community, the residents of public housing and the employees of this Housing Authority, and

WHEREAS, said Deputy Executive Director has received national recognition for his accomplishments in the fields of housing and human relations, and

WHEREAS, he has repeatedly been acclaimed for expertise by his peers through their election of him to hold national, regional and local office in the National Association of Housing and Redevelopment Officials, and

WHEREAS, Walter L. Scott, 11, is eminently qualified through education, experience and efforts in community endeavors within and outside of the Housing Authority to hold the highest administrative position in said Authority:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT Walter L. Scott, 11, be appointed to the position of Secretary-Executive Director of said Authority effective January 3, 1977 and, as provided in duly enacted by-laws, to act in addition as said Authority's Treasurer on said effective date.

BE IT FURTHER RESOLVED that the salary and/or compensation for said office is determined to be that salary and/or compensation heretofore fixed for said office by this Authority.

AND BE IT FINALLY RESOLVED that should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

APPROVED AS TO FORM:

____

DATE:

____

Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Ms. Joan Byrnes
Dr. Amancio Ergina
Ms. Cleo Wallace
Mr. Martin Helpman
Rev. Jim Jones
Rev. Dr. A. C. Ubalde, Jr.

NAYS: None

EXCUSED: Mr. George Evankovich

Acting Chairman thereupon declared said motion carried.

2. VISITORS:

Acting Chairman stated that in view of the large audience, there would be no acknowledgement of individual visitors.

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the agenda be the agenda of the day. Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting held Thursday, December 9, 1976, as distributed, be approved. Commissioner Ubalde seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

INTERNATIONAL HOTEL: PUBLIC HEARING:

Acting Chairman stated the first item of business would be the ratification of the Indemnification Agreement which had been approved by all parties. A telephone poll of the Commissioners was conducted on December 2, 1976 to authorize the signing of the Agreement by the Executive Director.

Commissioner Ubalde moved the Indemnification Agreement be approved and ratified. Commissioner Helpman seconded. Unanimously carried.

For the record, the following is the Indemnification Agreement in its entirety.

"INDEMNIFICATION AGREEMENT

This Agreement entered into at San Francisco, California this 15th day of December 1976, between San Francisco Housing Authority, hereinafter known as "Authority" and the International Hotel Tenants Association, an unincorporated association, hereinafter known as IHTA.

WITNESSETH

Authority has by its own Resolution and by concurring action of the Board of Supervisors of the City and County of San Francisco designated the International Hotel, 848 Kearny Street, San Francisco, as a suitable and proper site for low-rent housing.

IHTA, presently an unincorporated Association, but in process of forming a non-profit corporation, represents the present residents of said site.

Authority has been authorized by action of the Mayor and Board of Supervisors to begin procedures to acquire title to said property by purchase, negotiation or eminent domain to preserve the International Hotel as a low-rent housing resource.

IHTA is fully acquainted with the above procedures and concurs in the actions taken and purposes sought to be achieved.

Both parties recognize that certain costs and expenditures will necessarily be incurred in acquiring title to said property.

Both parties recognize that the Mayor and the Board of Supervisors have set aside the sum of $1,312,500 from Community Development Funds to the Authority for the specific purpose of acquisition.

IHTA recognizes its obligation to promptly seek financing by loan, grant or otherwise to allow it to fully reimburse the Authority for the amount which the Authority actually is required to pay to acquire the International Hotel.

IHTA recognizes that legitimate costs expended to accomplish the purposes of acquisition will be incurred by the Authority.

IHTA recognizes its responsibility for indemnification of the incidental costs, as stated in Resolution 516-76 of the Board of Supervisors.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and covenants of the parties and other valuable consideration, it is agreed:

1. Authority will proceed expeditiously to acquire title to and possession of the International Hotel premises, 848 Kearny Street, San Francisco. To that end, if the Resolution of Public Necessity is adopted (Paragraph 7 infra), the Authority will use its best efforts to file an action in eminent domain with respect to the International Hotel not later than December 30, 1976, and a motion for an order of immediate possession of said premises, not later than January 4, 1977; and will use its best efforts consistent with Housing Authority Commission policy to prevent the eviction of the present residents pending the issuance of an order of immediate possession.

2. IHTA agrees to indemnify the Authority for all costs incurred by the Authority from the date of execution of this Agreement in pursuing the acquisition of the property, whether said costs are incurred in securing title by way of negotiation, settlement or eminent domain procedures, or in the event of the abandonment of the proceedings due to the inability or refusal of IHTA to obtain requisite financing for the repurchase of said property from the Authority, provided that all such costs must be jointly authorized by the Authority and IHTA in writing prior to the incurrence of any obligation to make such expenditures, which approval shall not be unreasonably withheld by either party. The Authority agrees to utilize where possible and appropriate volunteer assistance including competent counsel to be obtained by IHTA in order to reduce the foregoing costs.

IHTA, to provide such indemnification, further agrees to immediately place in an interest-bearing account under signatures of the Authority, and IHTA and their attorneys, the sum of Twenty-Five Thousand Dollars ($25,000.00) for the above purposes.

3. The interest-bearing account above shall bear the signatures of the following three entities:

A. Joseph Diones, or Wahat Tompao, or their designee, for IHTA;

B. Gilbert T. Graham, Attorney for IHTA, or Robert A. Thompson, or their designees;

C. Eneas J. Kane, Executive Director of Authority, or Walter L. Scott, II, or Kenneth C. Cavanaugh, or John E. Sullivan, or their designees.

Signatures of all three entities shall be required for withdrawals from said account. Interest earned on the account accrues to IHTA.

4. IHTA also agrees to intervene in and/or participate in any litigation brought by the owner against the Housing Authority challenging the legality of the use of eminent domain herein, and IHTA will provide attorneys at its own costs and otherwise actively defend its own interests and those of the Housing Authority in said litigation.

5. IHTA also agrees that the Authority may rescind its Resolution of Necessity in the event that IHTA has not in the sole opinion of the Authority, made reasonable progress toward securing, on or before the end of the fifth month after adoption of said Resolution of Necessity, financing for the acquisition of the International Hotel. In the event that IHTA has not made such progess, the IHTA agrees to increase the amounts in the account referred to in paragraph two by such additional sums of money as determined by the Authority to be necessary for the continuation of the eminent domain proceedings, with said increase to be made within 45 days after written notice by the Authority to IHTA.

6. This agreement is binding on any successor organization to IHTA, and in particular, on the IHTA.

7. This agreement shall not be valid if the Authority fails to pass the Resolution of Public Necessity and Convenience required prior to utilizing the power of eminent domain herein and obtains a legal writ of possession or takes other steps resulting in stopping the eviction during the pendency of this agreement.

8. The terms of this agreement may be waived by the concurrence of all parties hereto. The funds deposited pursuant to this agreement may be used to obtain further financing for IHTA through leverage.

9. Nothing in this agreement nor in any other agreement, contract, discussion, negotiation, or understanding concerning IHTA shall affect the validity or legality of the taking of this property for a public use by eminent domain. Any portion of this agreement or any other agreement, which is found by a court of competent jurisdiction to impair such validity or legality, shall be deemed as a severable portion of any such agreement, contract, discussion, negotiation or understanding, and shall not affect any other portion thereof, and the remaining portions thereof shall remain in full force and effect.

10. Copies of all financial records, documentation and correspondence shall be kept by all parties to this agreement.

11. In return for this agreement of indemnification, the Housing Authority shall continue to proceed in good faith and in an expeditious and timely manner to obtain the International Hotel so as to maintain it in low-rent housing in order to promote the general welfare of the residents of San Francisco in obtaining decent, safe and sanitary housing within their financial means.

Dated 12/20/76 /s/ Joseph F. Diones
JOSEPH DIONES, IHTA

Dated 12/20/76 /s/ George R. Moscone
HONORABLE GEORGE R. MOSCONE
Mayor of San Francisco

Dated 12/20/76 /s/ Eneas J. Kane
ENEAS J. KANE
San Francisco Housing Authority"

Acting Chairman then called the Public Hearing to order and read the following statement for the record.

> "This Hearing is convened to take evidence on the advisability of the Housing Authority's adopting a resolution of necessity which would clear the way for subsequent acquisition of the International Hotel through the exercise of eminent domain.
>
> The Housing Authority is empowered by the California Health and Safety Code to acquire any real property by eminent domain but to do so, this Commission is obligated under the terms of the California Code of Civil Procedure to first adopt a Resolution of Necessity after holding a Hearing upon proper notice, at which Hearing each person whose property is to be acquired and other interested parties are afforded a reasonable opportunity to be heard.
>
> Thus, the purpose of today's Hearing is specifically to take evidence to guide this Commission in its deliberations on the question of whether or not it should adopt a Resolution of Necessity with regard to the International Hotel.
>
> California Code of Civil Procedure, Section 1240.030 specifically states that the power of eminent domain may be exercised to acquire property if all of the following prerequisites for finding a public necessity are established.
>
> 1. The public interest and necessity require the proposed project. Under this requirement public interest and necessity includes all aspects of the public good, including but not limited to social, economic, environmental and esthetic considerations.
>
> 2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
>
> 3. The property sought to be acquired is necessary for the project. Evidence on this aspect of necessity is limited to evidence showing whether the particular property will be suitable and desirable for the use of the proposed public project. This aspect of public necessity includes the reasonable, suitable and usefulness of the property for the public use.
>
> The Commission requests that those witnesses who will testify before it today address themselves only to the three areas which I have just specified."

Acting Chairman then turned the meeting over to Mr. Morris Myers, Community Dispute Services of the American Arbitration Association. Mr. Myers introduced himself to the audience and reiterated the Acting Chairman's statements regarding the purpose of "this administrative hearing". Mr. Myers requested all members of the audience maintain "decorum and silence" during testimony and presentation of evidence. Mr. Myers referenced the procedure for the Hearing, which had been prepared and distributed to the audience, and according to the schedule, asked that Counsel for the International Hotel Tenants Association (IHTA) present his opening statement.

Mr. Gilbert Graham, Attorney for the IHTA, introduced himself and stated he would be assisted by Mr. Robert Thompson, San Francisco Lawyers Committee for Urban Affairs, and Mr. Russell Kubota, Asian Law Caucus. Mr. Kubota began his remarks by stating that the IHTA "had come a long way" and that the matter of the International Hotel had been the most debated housing issue in San Francisco in recent years. Mr. Kubota referenced the lack of new low-cost housing in the City, the disparity between rising rents and fixed incomes, the City Attorney's opinion regarding the suitability of the International Hotel for use as low-cost housing, and the need for Commissioners to adopt the Resolution of Public Use and Necessity which would empower it to initiate eminent domain proceedings "to stop the eviction". Mr. Kubota asked the Commissioners, "as citizens" to support the evidence which would show the desperate need for additional low-cost housing in San Francisco.

Mr. Graham addressed the Commission and referenced the "strategy which the Four Seas Investment Corporation is adopting to force the Sheriff to evict the tenants and tear down the hotel before the Housing Authority can use its pwoers of eminent domain". He stated he believes his witnesses will address all aspects of the matter and that "this is not a trial, it should not be governed by the rules of a trial", and therefore, there should be no cross-examining of witnesses. Mr. Graham stated such a process would extend the Hearing unnecessarily and that he hoped the Hearing would be "fair".

Mr. Graham then recapped the details of the IHTA proposal, stating that during the period of time in which the Housing Authority "takes possession", IHTA will be willing to continue managing the property, converting rental income as much as possible for use as operating expenses, for insurance and repairs required for health and safety purposes. IHTA would also be willing to meet with Housing Authority Staff to work out such details. Mr. Graham stated that pursuant to the executed Indemnification Agreement, IHTA has deposited $25,000 in a bank account "for the purpose of covering costs incidental to handling the eminent domain." The Articles of Incorporation have been drafted and "could be filed in a day or so" pending further investigation of tax considerations.

Regarding the question of securing financing for a profit-making corporation versus a non-profit corporation, Mr. Graham stated title to the property would be held by a non-profit corporation. Any use of MESBIC (Minority Enterprise Small Business Investment Corporation) would be soley to obtain federal assistance for the project.

Mr. Graham stated the hotel now has approximately 70 tenants but that some of these are seamen "who come and go", that the rents for the single and double rooms have remained constant since 1969, whereas comparable rents are not available in the area.

Mr. Graham stated his witnesses would cover additional aspects of the proposal and concluded by stating that the International Hotel has become a symbol for the need for low-cost housing, a symbol for the community that "people of low income can organize to assert their own interests." Mr. Graham stated that the use of eminent domain is "usually against low-income people" for purposes of building high-rises, but that "this innovative program" will serve the needs of low income people.

For the record, Mr.Myers asked Mr. Graham to define the proposed project. Mr. Graham stated the proposed project is for the Housing Authority to acquire the International Hotel by eminent domain, and, if necessary, by obtaining an order for immediate possession. During this time, "approximately one year, the IHTA or a non-profit corporation" will be formed to secure financing to purchase the Hotel, retain it as low-cost housing, and return the funds to the Housing Authority. Said Mr. Graham: "This has been the proposal we have had all along. It has been approved by the City Attorney and it does not have direct bearing on this hearing today. The Housing Authority will utilize eminent domain to acquire the International Hotel. The Hotel will be renovated, and to some extent it has been, financing will be sought so that it will be repurchased, and preserved for public housing by deed restrictions."

Mr. Myers then asked for an opening statement by Counsel for the Four Seas Investment Corporation. Mr. William Bush introduced himself as the Attorney for the owners of the Hotel, the Four Seas Investment Corporation, and Mr. Duane Garrett, Attorney at Law. Mr. Bush thanked the audience for its courtesy in honoring the provisions of the First Amendment rights "for people to be heard". Mr. Bush stated that this is an administrative hearing under the new eminent domain law, and that for the record, he would like to raise certain objections. Mr. Bush asked whether evidence will be stipulated and asked that the procedure of stipulation be used for "certain witnesses we wish to examine." Mr. Bush directed his inquiries to Housing Authority Counsel and stated that the owners will record that the stipulation procedure was not used, depending upon the response from Housing Authority Counsel. Mr. Bush questioned the presence of IHTA as a party to the proceeding, stating that the owners believe the matter should rest between the Housing Authority and the owners.

Having stated his objections for the record, Mr. Bush continued by stating that if the proposal for the International Hotel were initiated, it would require compliance with the California Environmental Act and that there is no record of compliance with that Act prior to these proceedings. Mr. Bush recalled the points the Commission should consider, as stated by the Acting Chairman, i.e., all aspects of the public good, social, economic, environmental and esthetic considerations, and stated the evidence which will be introduced by the owners will not sustain a finding of "public necessity".

Mr. Garrett then addressed the Commission and referred to information contained in an appraisal of the property by Mr. Philip Rezos, M.A.I., "not an appraiser employed by the owner but by the Housing Authority". The paragraph set forth a "Description of the Improvements" and contained the sentence, "...The building has reached the end of its useful life and should be razed".

Mr. Myers, upon a general audience reaction, stated there would be no hissing by anyone during testimony.

Mr. Garrett, continuing to refer to Mr. Rezos' appraisal report, quoted from the "Highest and Best Use" section: "The highest and best use of the subject parcel is general retail commercial use for the first floor and business and professional offices above." Mr. Garrett then referred to the section of the appraisal which set forth the financial statements of the IHTA. Mr. Garrett stated the Hotel has a "negative cash flow" and is being operated at a loss. Mr. Garrett stated the valuation of the Hotel, based on the financial statements of IHTA, is "well below the value of the land alone," as quoted in the Rezos appraisal report.

Mr. Garrett stated the owners will introduce evidence which will show that in July, 1974, the City and County of San Francisco filed a Complaint, declaring the Hotel a "public nuisance" and enjoining the owners and tenants from continuing the use of the Hotel as a Hotel. Said Mr. Garrett: "The owners of the Hotel have tried to comply with the Court Order but have been unable to remove the occupants." Mr. Garrett stated that if the Housing Authority "or anyone spends the sums of money that are being talked about, what will happen is that we will have a building that is still 70 years old and completely unsafe."

Mr. Garrett referenced the efforts of the City to bring schools up to seismic standards and stated the occupants of the International Hotel should be given the same consideration, but that it would not be possible without substantial costs. Mr. Garrett referred to the IHTA proposal and stated that if its success is dependent upon the IHTA securing financing for the purchase of the property at the specified sum, the plan would fail because the property is worth "no less than $1.6 Million, based on a preliminary estimate by an appraiser hired by the owners", an appraiser who has done work for the Housing Authority. Mr. Garrett stated that at the same time, to continue to operate the building, the IHTA would have to raise its rents to approximately $140 per room which would be far in excess of what the accommodations are worth in their present state.

Mr. Garrett stated that of the amount of capital "represented to the Commission" that would be available to the tenants ($170,000), $70,000 is derived from the use of the premises during the eighteen-month period the owners litigated against the tenants. The Court had awarded the owners $4,000 per month for that period, the matter is currently on appeal, and the availability of the $70,000 will be based on the determination of the Court. Mr. Garrett referenced an August 11, 1975 letter from the Campaign for Human Development to the IHTA. The letter indicated the Campaign had "acted favorably" upon the IHTA's request for a grant of $100,000 and that a contract would be prepared and mailed to IHTA "shortly" for signature. Mr. Garrett stated there is no evidence to indicate the funds had actually been allocated, and continued by referencing a letter from Wells Fargo Bank, which "indicated the bank will not lend money on the project".

Mr. Garrett referenced an indication by Mr. Graham that the Small Business Administration and MESBIC would be able to assist the IHTA. Mr. Garrett stated that evidence will show that regulations for the SBA indicate that no more than 20% of the private capital invested in the MESBIC could be obtained, not the "matching funds" indicated in the IHTA proposal, and that the SBA does not guarantee loans from private investors, "it is contrary to their rules". Mr. Garrett concluded that the proposal contemplated by the IHTA to acquire the property is "completely unworkable and unfeasible" and that "there is no probability this property will ever be dedicated to public housing".

Mr. Garrett then addressed the issue of the number of tenants currently in residence at the International Hotel. Mr. Garrett stated that during the owner's litigation referred to earlier, rental records were obtained from the International Hotel Tenants Association, and that evidence will show that prior to the litigation, in July of 1974, there were 110 tenants in the building; in August, 1974, one month prior to the notice to terminate, there were 77 tenants, and by December of 1975, there were 43 tenants in occupancy. Mr. Garrett stated there must be rental records available to determine the exact number currently occupying the premises.

Mr. Garrett stated Mr. Graham's reference to the strategy of the Four Seas Corporation to evict the tenants "is not true. In our judgment we have an outstanding Court Order that entitles us to possession and we have the right to enforce that. If there is a valid reason why the owner should not have possession, the City and County and the Housing Authority certainly have the authority to prevent any further proceedings or to seek injunction. Until some valid Court Order stops us, we are entitled to take possession of our own property."

Mr. Garrett concluded by stating, "I am going to submit that the evidence will show that it is not in the best inerest of the Housing Authority, nor the citizens of the City and County of San Francisco that a substantial amount of money be expended for a building which will still be 70 years old and never adequately safe for the residents. We submit that the evidence will show it is not necessary for the public interest or use."

Mr. Myers addressed the question of cross-examining the witnesses. Mr. Garrett stated that since this is a proceeding that is now subject to review by higher courts, and since it is a proceeding which is trying to take away by legal means, the property of the owner", to deny the owners the opportunity to cross-examine witnesses who will be presenting evidence against the owners, is equivalent to depriving the owners of the opportunity to "expose suspicious statements", statements upon which the Commissioners have to rely. Mr. Garrett concluded by stating: "Due process requires that we have the right to cross-examine. We have no objection to Counsel examining our witnesses".

Mr. Myers declared a ten-minute recess at 11:00 A.M.

The Hearing resumed at 11:10 A.M. Mr. Myers stated he would poll the Commissioners on the matter of asking questions of the witnesses by opposing counsel. Mr. Graham stated that he had cross-examined one of the owner's witnesses for an entire day in Court and that to use such a process here would take as much time. Mr. Robert Thompson supported Mr. Graham's statements and referred to several City agencies which do not accept cross-examination of witnesses at public hearings. He also referenced members of the audience who might wish to speak but who would be reluctant to do so under cross-examination.

Mr. William Bush referenced sections of the Continuing Education of the Bar which supported his position that cross-examination should be allowed by opposing counsel. Mr. Bush stated just a few questions on cross "may elicit information that goes toward credibility."

Mr. Myers then conducted a poll of the Commissioners on the question, "Should cross-examination be allowed". The "AYES" and "NAYS" were:

AYES: Dr. Amancio Ergina

NAYS: Ms. Joan Byrnes
Ms. Cleo Wallace
Mr. Martin Helpman
Rev. Jim Jones
Rev. Dr. A. C. Ubalde, Jr.

EXCUSED: Mr. George Evankovich

In casting his vote, Commissioner Ubalde stated: "For my full understanding, this is not a Court Hearing, this is a Public Hearing. As long as I do not give up the opportunity to raise questions to either party sufficient for me to act on the responsibility that is given to me..."

Mr. Graham then introduced Mr. Joseph Diones, Chairman of the International Hotel Tenants Association, who would discuss the uniqueness of the Hotel as it relates to the community.

Mr. Diones stated he had been living in the Hotel since 1969 and would like to stress to the public the importance of the International Hotel issue. Mr. Diones stated it had taken eight years to come to this point today, that he expects the matter "will be resolved today", and that he would like to answer questions from the Commission after his presentation. Mr. Diones stated a community spirit has developed in the North Beach, Chinatown and Manilatown area. Mr. Diones stated that "when we took over the hotel two years ago, it was a flop house". He had attempted to find out what would happen to the Hotel and was told that if the tenants wanted a better place to live, they would have to fix it themselves. With the help of the community and churches, the tenants mobilized support for the Hotel so that "older Americans who fought in World War II would have a decent bed to sleep in". Mr. Diones stated it is true the International Hotel is an "eyesore to the City, and when you look at the outside, it is an ugly building and it needs paint". Mr. Diones said that some people say it is not fit for human beings to live in, but "I think Mr. Wong is wrong."

Mr. Diones stated the owners have only looked at the building from the outside, but the residents have been trying "to fix up their old home". Mr. Diones stated that despite promises of the Redevelopment Agency to build 1,400 units of new housing, none has been built "in the last ten years". He continued by saying: "Go and see what we have done on the inside. We have a community kitchen, we have asked the City to give us medical aid. In 1969, when the Hotel was burned, twenty rooms had fire escapes so that people would not die...but the owners say 'we will destroy the hotel'...Where are you going to put an old man?"

Mr. Diones said there are 156 units in the Hotel which will not cost the City or the federal government one penny. Mr. Diones mplored the Commission to use eminent domain. He stated the IHTA had been trying to secure financing for at least two years and said he hoped the Housing Authority could "solve the problem, once and for all, so that the poor people will be happy there...give it to the poor people again, to make the old young and to make it a city again." Mr. Diones then said he would like to answer statements made earlier by the owners.

Regarding the 70 tenants in the building, Mr. Diones stated "it is true what you say...we have some men who went to Alaska to make a living...there are about 30 people in Alaska but they pay their rent monthly...before we had over 150 people but because of harrassment of old people, when they have no guarantee, they move to another place...once the International Hotel is acquired, you will see no vacancies in the Hotel.." Mr. Diones stated there were women and children in the Hotel when he became manager in 1969. "...now I am willing to answer any questions to the best of my knowledge."

Mr. Myers asked if the Commissioners had any questions. Commissioner Wallace asked how many tenants are currently living in the Hotel. Mr. Diones said about eighty but that many people had indicated they wanted to move back into the Hotel but theyare afraid of being "kicked out". Commissioner Wallace asked how many children are in the Hotel. Mr. Diones said there are two or three, that "this is not a proper place to raise children now". The Commissioner asked about changes in the property and when could the property be inspected. Mr. Diones stated the fire department comes in each year to see if the Hotel is safe. Commissioner Wallace asked how many of the vacant units are rentable. Mr. Diones responded that "we could rent it any time, the best we can do at this time."

Commissioner Wallace asked if Mr. Diones is the manager. Mr. Diones responded "..I live there, I like to see people living together...I am there all day". Commissioner Walalce asked what the condition of the basement is. Mr. Diones stated there is a community center and a boiler room in the basement. The Community center is occupied by the Asian Community Center and the basement is "where the City and present owner claim there are code violations". Mr. Diones stated he doesn't agree with what the opposing attorney says.

Commissioner Wallace stated that since Mr. Diones is the manager, what is the current rent status. Mr. Diones stated: "It is true we don't make a profit. We break even, sometimes we are in the hole because people are reluctant to move in because they don't know, they are scared. People who remain in the Hotel are determined to stay."

Commissioner Ubalde asked Mr. Diones how much money had been spent for physical improvements in the Hotel since Mr. Diones became manager in 1969. Mr. Diones responded that many people had helped refurbish the Hotel because they were concerned with the life of the older American, and that there was originally approximately $100,000 spent on the Hotel, a portion of which came from the Ford Foundation because the tenants did not want to accept contributions from students. Mr. Diones stated there were two organizations, primarily, which were the financial backers of the International Hotel in 1969, and these organizations had put "a lot of money" into the Hotel because it was for Filipino housing. Mr. Diones estimated that with about "15% more money" the Hotel could be one of the best hotels on Kearny Street.

Commissioner Jones asked if the IHTA was prepared to renovate the commercial portion of the Hotel. Mr. Diones responded that the business portion of the Hotel would be renovated by those interests which are in the Hotel because they are profit-making organizations and only pay rent to IHTA.

Mr. Bush, for the record, objected to this testimony as argumentative and hearsay.

Mr. Graham then introduced Mr. Kubota of the Asian Law Caucus who referred to a letter which had been hand-delivered to the Commissioners, this date, from his organization. He wanted to make sure the Commissioners had received the letter, which they had. Mr. Kubot'a testimony concentrated on the building conditions, specifically as indicated in the 1974 abatement action of the City. Firstly, Mr. Kubota stated the action itself was "in default" because there was no contrary evidence introduced opposing the action, and the tenants had never been informed of the action prior to the abatement. Secondly, Mr. Kubota stated all of the repairs, with a few exceptions, have been made by the tenants or by licensed building contractors. Mr. Kubota listed various improvements to the Hotel and stated that steps have been taken to insure the safety of the tenants living in the Hotel.

Mr. Kubota introduced the next witness, Mr. McBride, formerly a building inspector for the City of Mill Valley, and a construction manager for sixteen years. Mr. McBride testified as to the structural safety of the Hotel, likening it to the many brick structures which had been renovated in the Ghiradelli Square area. Mr. McBride stated the building would be "excellent" for the proposed use, and that it is as safe as any of the big hotels in San Francisco. Mr. McBride stated the Hotel conforms with the Master Plan of the City, that the building has the support of the majority of the Supervisors, general citizenry and of the people who live in the area. "It is their home, it suits their needs and it meets their requirements, that is the important thing". Mr. McBride stated the Hotel is close to fire protection, that the tenants are near their friends, and that he "can't think of a single thing that is negative" about it. He concluded by stating that many cities "preserve their old buildings".

Mr. Myers reminded the audience to be silent during testimony.

Commissioner Ergina asked if Mr. McBride meant to indicate that the building in question has no code violations. Mr. McBride responded that any older building has violations but that the Hotel is as safe as any building he has been in. Commissioner Ergina referred to the November 24, 1976 memorandum to the Joint Finance/Planning, Housing and Development Committees of the Board of Supervisors which referenced the amount of money which would be required to bring the Hotel up to code, exclusive of the commercial portions of the building. Mr.McBride stated he had not seen the letter, but that in any older building violations could be found.

Commissioner Byrnes stated she had been through the Hotel and had noticed the long narrow hallways and did Mr. McBride consider these a threat to tenant safety. Mr. McBride responded that you have to consider the type of people who occupy the Hotel and their concern for each other's safety. He stated there are sufficient fire exits in the building.

Commissioner Wallace referred to a document which Mr. McBride had not seen. Mr. Kubota stated that the information contained in the document had been the result of prior declaration in Court and would not apply to this Hearing. Commissioner Wallace then asked when the last time Mr. McBride had been in the building was. Mr. McBride responded that he wasn't sure but that it was probably in November, "within the last six weeks".

Mr. Kubota introduced the next witness, Mr. Victor Hoenig, C.P.A., who, at the commencement of the eviction procedures, was with the Human Rights Commission. At that time, Mr. Hoenig stated, he was concerned about the eviction of the residents of the Hotel since "we believed there was no replacement housing". Mr. Hoenig continued by addressing himself to the two appraisals of the property which had been made by the appraisers employed by the Housing Authority. Mr. Hoenig pointed out what he considered "discrepancies" between Mr. Hu's valuation of the land and that of the City Assessor's Office. Mr. Hoenig commented on the methods which were used by the appraisers in evaluating the worth of the land and Hotel, and continued by stating that the prices paid for land purchases near the Hotel were inflated by the buyers, as is the custom, in order to obtain a higher valuation of contiguous properties when the time comes to sell the properties. Mr. Hoenig concluded that several factors had not been taken into consideration by the appraisers in their valuation of the Hotel, and generally, that the appraised value of the Hotel, as shown in the reports of the appraisers, was too high.

Mr. Graham introduced Mr. Hal Dunleavy, as "an expert in putting together packages for low cost housing". Mr. Dunleavy stated he "goes back long before Mr. Kane and Mr. Scott" as he was the Information Director of the Housing Authority in 1939. Mr. Dunleavy stated that putting packages together, such as the one proposed, takes time, and that he is assisting Mr. Graham and the tenants of the Hotel as a non-paid consultant. Mr.Dunleavy stated he knows something about the cost of housing, and that when he discovered the support the community had shown for the tenants of the International Hotel, he decided to "stay in the action". Mr. Dunleavy referenced the Campaign for Human Development which has offered assistance and explained how the Campaign secures its funds. He said the Campaign had pledged $100,000 and there is a possibility they will pledge additional funds. Essentially, the funds could be used toward the purchase of the Hotel and as leverage to secure additional funds from private organizations. however, said Mr. Dunleavy,"there is no such thing as a 'sure thing' in housing funding".

Mr. Dunleavy continued by suggesting various ways to implement the purchase of the Hotel by the tenants, including the improvement of the commercial space so that the tenants could derive income from higher rents for use of that commericial space. Mr. Dunleavy also stated that perhaps the Hotel would be eligible for a HUD program of some kind, and that he is willing to explore all possible avenues to help the tenants, including state programs. Mr. Dunleavy stressed his reliance on possible assistance from HUD, in view of the change in Administration about to take place. Mr. Dunleavy stated that such a change will greatly increase government funding for housing programs.

Commissioner Wallace asked that since Mr. Dunleavy had stated he will be handling the securing of funding, how much of the money which had been pledged by supporters of the IHTA was "up front". Mr. Dunleavy replied that he doesn't know but that rent collected from the tenants will be administered by Mr. Diones after a Court action. Commissioner Wallace stated she was not referring to money collected from tenants, but to the funds from the Campaign for Human Development, which apparently, Mr. Dunleavy is handling. Mr. Dunleavy responded that he is not handling that portion of the financing.

Commissioner Wallace continued by stating that she hears the word "pledge" constantly, that Mr. Diones had not mentioned an additional $100,000 and finally, "are we talking about $100,000 or $200,000?"

Mr. Graham addressed the Commissioner and stated that $100,000 has been pledged, a commitment has been made and that the IHTA is applying for an additional sum of money. He stated there is $60,000 remaining from the jury award. Commissioner Wallace asked if the "money is in the bank" and referred to a letter from the Campaign for Human Development in which the director had stated he would wait to announce the IHTA funding arrangements

until he was in San Francisco. Mr. Graham stated the announcement had been made to the press, but that the money will not be forwarded to IHTA until the total financing is put together for the purchase of the Hotel. Said Mr. Graham: "When we get a financing plan, part of that money will be the $100,000 pledge."

Commissioner Ubalde addressed Mr. Dunleavy and suggested that Mr. Dunleavy had been humble in presenting his credentials to the Commission. Commissioner Ubalde stated he is aware of some of the projects in which Mr. Dunleavy has been involved, that one of the most serious concerns of the Commissioners is in reference to the financial aspect of the proposed IHTA plan. He stated that the Commissioners are all aware of the fact that many "poor folks" have received promises and have had hopes which are not realistic. The Commissioner asked Mr. Dunleavy to describe his commitment to helping the IHTA. Mr. Dunleavy responded: "Total".

Commissioner Jones asked Mr. Dunleavy if he felt the time limit given IHTA to obtain financing was reasonable. Mr. Dunleavy responded he thinks the time involved is "excellent" and that the matter is a political one. "In order to proceed in housing, you have to call on the attention of those who have the ability and those who have the means to help." Said Mr. Dunleavy, "I don't do just a technical job, but political as well." Commissioner Jones stated he is aware of Mr. Dunleavy's expertise and asked him if Mr. Dunleavy thought the proposed plan is feasible. Mr. Dunleavy stated that through existing programs or those which will be revised, "yes, the plan is easily financially feasible."

Ms. Moira So, representing the Department of City Planning, then addressed the Commission and presented housing statistics in the Chinatown area as compared to housing statistics city-wide. The statistics stressed the overcrowded conditions, the fact that most residents of the area are elderly, the sub-standard condition of many of the residential buildings in the area in terms of fire and safety deficiencies, the large rent increases for units in the area, and the low vacancy rates, all reflecting the fact the "need for low cost housing is very high in the area". Ms. So concluded by stating that it is the City Planning Department's policy to preserve and rehabilitate low-cost housing resources as much as possible, particularly in non-residential areas such as the one in which the International Hotel is located, and, finally, that the proposed use of the site is in conformity with the Master Plan of the City and County of San Francisco.

Mr. Myers instructed Ms. So to make copies of her presentation available to the Commissioners for review.

Commissioner Wallace asked if the statistics quoted were taken from the City Planning Department's survey of 1973-1974. Ms. So listed the three surveys from which the statistics were derived, the 1970 U. S. Census, the 1973 Housing Vacancy Report and the 1974 Housing Code study. Ms. So stated she does have 1976 statistics available.

Mr. Graham then introduced Reverend Cecil Williams who addressed the Commission. Rev. Williams stated he is aware of the "agony" the Commissioners are going through and of the "great risk" they are taking, but "nothing is accomplished unless a risk is taken by self-determination." He urged the Commission to allow the tenants and their supporters to have an opportunity and chance "to determine the destiny of their lives, to purchase the Hotel they are living in". Rev. Williams stressed that he knows the IHTA does not have all the answers worked out, but that they should be allowed to try, for "justice and equality". Rev. Williams referenced the support of the total community and stated: "We will come up with that money, there is no doubt about it."

Commissioner Ubalde stated he appreciated the sensitivity of Rev. Williams in referring to the "agony" of the Commissioners, and that he is well aware of Rev. Williams national reputation for helping people of all ethnic backgrounds. Commissioner Ubalde asked Rev. Williams to state for the record, the kinds of support he would be offering the tenants of the International Hotel.

Rev. Williams responded that a coalition of some sixty-five community groups and organizations had been formed in an attempt to find federal, state, local and private sources of funding. Rev. Williams said he will support the tenants "until it looks like they can purchase the Hotel" and that possibly, some of the "big names" in the entertainment field could be approached to give benefit performances, but that now it is difficult in view of the current situation.

Commissioner Ergina asked if the community which Rev. Williams was referring to would, in his opinion, be willing to support the IHTA financially. Rev. Williams responded that the important issue now is to be able to say that the people have been given a chance to purchase the Hotel. Then, said Rev. Williams, it will be easier to approach people to help with the funding, once "we have a lot going for us". Rev. Williams stated he would spend much more time than he has to make sure the money is raised, and that he will be able to "open some doors" to the tenants.

Commissioner Jones asked for Rev. Williams' appraisal of the "community consciousness" regarding the International Hotel issue. Rev. Williams stated that "because of the way the tenants have conducted their struggle, there is no doubt that there is more support on this one issue than I have seen on most issues. This is why it is important to get the situation settled. I know there are people who would like to be able to move on in making sure this Hotel is acquired." Rev. Williams stated that people all over the Bay Area are saying something ought to be done for the tenants of the International Hotel. Said Rev. Williams: "I have never seen this kind of support."

Mr. Myers declared a recess at 12:45 P.M.

Acting Chairman reconvened the Hearing at 2:10 P.M.

Commissioner Helpman did not return to the Hearing due to illness.

Mr. David Prowler of the Human Rights Commission, stated that in order to determine the need to retain the International Hotel as low cost housing, one has to look at the housing situation in Chinatown. Mr. Prowler cited several statistics which supported the need for housing in the area and included a reference to a low-cost housing project currently being developed which will provide 170 units. There have been 1800 applications for those same units. Mr. Prowler referred to the International Hotel as "endangered" in that it is a home for 150 elderly people, a community with friends and medical service.

Mr. Prowler stated the Sheriff's office, in preparing to evict the International Hotel tenants, had attempted to find alternative housing in the area for a month, and could not. Mr. Prowler stated the Human Rights Commission had supported the IHTA for nine years, and presented a Resolution which had been passed by the Commission on August 8, 1976.

Commissioner Wallace asked that copies of the Resolution be made available to the Commissioners.

Mr. Prowler continued by stating that the Chairperson of the Human Rights Commission was going to speak but was unable to stay. The Chairperson was to refer to the "numerous organizations" in the Hotel which are providing valuable services to the tenants.

Mr. Steve Rosen, Attorney at Law, addressed the Commission and asked to speak for his client, the Asian Community Center. Mr. Rose stated his client is being denied the right to give testimony as tenants of the International Hotel and a long-time service agency to the tenants. Mr. Myers asked if such testimony is to be considered part of Mr. Graham's presentation, and was informed that the Asian Community Center is a separate organization, a tenant in the building and therefore, has property rights and the right to speak. Mr. Myers stated Mr. Rosen would have a right to speak as a public citizen and asked how many speakers Mr. Rosen wished to introduce. The answer was "two". Mr. Rosen was granted permission to introduce his witnesses.

Mr. William Fong introduced himself and stated he represents the Asian Community Center, which, since 1970, has been a tenant of the International Hotel. Mr. Fong referred to the organization as a community center for the Chinatown and Manila town areas. He referred to the nine-year struggle of the IHTA, the passage of the Board of Supervisor's Resolution, and urged the Housing Authority "to take immediate action to force the Four Seas Corporation to sell". Mr. Fong continued by citing the involvement of the Asian Community Center in the IHTA struggle, the need for low-cost housing in the area. Mr. Fong concluded by stating: "We won't move. Our experience shows us that we must organize to fight. Let me repeat, the Housing Authority must immediately move on the eminent domain and force Four Seas to sell."

Ms. Paula Liang, Workers Committee to Fight for the International Hotel and Victory Building, addressed the Commissioners and referred to the working people who are part of the fight to save the Hotel, and the "desperate" housing shortage in Chinatown. Ms. Liang referred to earlier testimony wherein 1973-1974 housing statistics were cited and stated the conditions are far worse than they were when those surveys were taken. Ms. Liang continued by referring to the high unemployment rate in the Chinatown area, "the highest in the Bay Area", the people who are "fighting eviction in Hunters Point and the Western Addition", the City government's responsibility to finance the International Hotel and to provide low-cost housing, and the "slumlords" who profit from working people.

Ms. Liang berated the actions of the Four Seas Corporation, the efforts of the Sheriff to evict the tenants, and concluded by demanding the Housing Authority move immediately to stop the eviction order.

Mr. Myers reminded the audience of the "proper decorum" to be maintained during testimony.

Mr. Graham introduced his next witness, Mr. Sam Yee of the Chinese Progressive Association. Mr. Yee stated his community service organization occupies the basement of the Hotel. He "urged and demanded" the Commissioners to move on eminent domain and "withdraw the eviction order".

Mr. Graham introduced his final speaker, Mr. Wahat Tompao. Mr. Tampao stated he is a veteran of World War II and would like to know from the Commissioners if he is entitled to maintain the place where he lives. Mr. Tompao stated the previous owner of the Hotel had done nothing for the tenants and tried to move them out. Mr. Tompao asked what the Commissioners are doing to support the tenants, where are the elderly going to go, "on the street?, without a house for us?" Mr. Tompao concluded by stating that he does not know why the Hotel should be lost.

Mr. Graham stated that documents he referred to should be made a part of the record. Mr. Myers, upon determining that Mr. Graham's presentation had concluded, asked if the Commissioners had questions.

Commissioner Ubalde referred to Counsel for the Four Seas Corporation's statement regarding the Environmental Impact Report which had not been done and asked Mr. Graham to comment. Mr. Graham stated such reports are required whenever there is to be a significant or potential impact on the area, but in this case, contends that Four Seas was required "to get the report before trying to tear the building down." The Court held against that contention if the building is torn down. Mr. Graham concluded by stating he submits the report is "not a valid point or a very serious point...it is not required." Commissioner Ubalde asked Housing Authority Staff if the City had done anything about an Environmental Impact Report. Staff responded affirmatively.

For the record, Mr.Myers then received Tenants Exhibits Nos. 1 through 10. Mr. Myers stated that copies of all Exhibits should be made available to Mr. Bush, Attorney for the Four Seas Corporation.

Commissioner Jones stated he hoped the situation could be resolved today, but that in view of the possibility of "later legal appeals", he asked Mr. Graham to present the IHTA's plan for use of the commercial portion of the building, in view of the fact that the Housing Authority will have to condemn the entire building. Mr. Graham responded that acquisition of the commercial space "can be for public use itself" in that the organizations using the space definitely fulfill a public function and further, the proposed plan calls for the commercial users to stay in the building. Mr. Graham stated it is within the power of the Housing Authority to acquire the entire property and that retention of the commercial users of the building is necessary "for the overall plan to acquire the Hotel and retain it in low-cost housing."

Commissioner Jones asked about the plans to renovate the commercial space. Mr. Graham responded that the Community Design Center is currently preparing documents which will indicate the overall plan for the unused space of the building. Mr. Graham stated it will be necessary "to get with existing tenants to figure what areas they can afford to give to another use...and whether it may be necessary to have a rent increase." Mr. Graham stated they do not have an exact plan.

Commissioner Ergina stated that the Commissioners had reviewed financial data submitted by Jim Holland, and data prepared by Housing Authority Staff; there appeared to be a discrepancy and perhaps Mr. Graham knew something the Commissioners didn't. Commissioner Ergina referred to a $50,000 deficit figure, as determined by the Housing Authority report. Mr. Graham responded that Mr. Holland's proposal is such that expenses for a thirty-forty year mortgage will be met by the proposed use of the property, "there will not be a deficit of $50,000", and that the operating expenses have been paid by the tenants association all along. "The exact financial details of running it, I assume, will be worked out by whatever financial institutions give the O.K. to it."

Commissioner Wallace stated she is not convinced, nor is she satisfied about Mr. Graham's pledges. The Commissioner stated that there are differences in statements being made and asked if the money is available, in light of Mr. Holland's letter, and his package. Mr. Graham stated the IHTA has $100,000 committed to it for acquisition, that IHTA has approximately $60,000 which is involved in the Appeal, and that "...there is very little liklihood that it will ever be overturned." Mr. Graham stated that the Court will probably indicate that the tenants owe the owners $4,000 for the period of litigation and not the $72,000 which Four Seas is asking.

Commissioner Wallace stated she is concerned about the upkeep of the property, if something should happen "today or next week", in light of a document under exhibit which indicates the Hotel "lacks legal ventilation". Commissioner Wallace asked Mr. Graham, and preferably, someone from the City Attorney's office or the Building Inspection Department to comment.

Mr. Graham introduced Tenants' Exhibit No. 11, a letter from Russel Kubota to Mr. Eneas Kane dated December 22, 1976, with an attachment of a letter dated November 19, 1976 from Robert Levy, Bureau of Building Inspection to Mr. Jaquet of the Mayor's Office of Community Development. Mr. Kubota stated an important point to be made is that Mr. Jim Holland is a licensed Building Contractor and his estimate, referred to in Tenants' Exhibit No. 11, is that $3,000-$4,000 will be needed to make the six repairs listed in the attachment letter. Commissioner Wallace referred to another document in which the figure of $10,000 was quoted for "some kind of a sprinkler system". Mr. Kubota stated the sprinkler systems are in the Hotel and that the items listed in Exhibit No. 11 are violations which have been brought up "recently" but which, as indicated in the letter, could be repaired for no more than $13,000, including the sprinkler system.

A discussion regarding "legal ventilation" followed between Commissioner Wallace and Mr. Kubota, in view of Mr. Kubota's statements in the Exhibit 11 document. Mr. Kubota stated the statements contained in the Exhibit are taken from testimony at the trial, statements made at the trial by Mr. Jim Holland. How then, asked Commissioner Wallace, can you use exerpts from someone else's findings, particularly when decisions have to be made.

Mr. Graham responded IHTA will use its money to clear up problems in the next year, because there is excess money and only $28,000 in the account. Commissioner Wallace stated she is very concerned because Mr. Graham had not proven IHTA's financial stability and that she is "trying to find a way".

Mr. Graham stated the Commission has to understand the IHTA does not have financing now, "we have to get it,...we are a tenant association,... we are not expected to be rich...we think we have somebody to take care of the most urgent concerns you have, such as deterioration." Mr. Graham stated any health and safety items would be taken care of "during the time it is pending".

Mr. William Bush addressed the Commission and stated that he would like to "shorten the proceeding" but would have to attend to certain matters, for the record. Mr. Bush stated he would like to have his witnesses sworn in. Mr. Myers responded affirmatively. Mr. Bush stated he did not believe there would be any documents which would establish certain matters, except "I believe they are in evidence by agreements that have been made between the City, the tenants and the Housing Authority." Then, for the record, Mr. Bush stated that if his understanding is not correct, then he would like to be so informed by Housing Authority Counsel.

Mr. Bush stated he understands the Housing Authority is planning condemnation of the Hotel for ultimate acquisition of the property by the tenants association or "any organization which will be formed". The consummation of the eminent domain proceedings is contingent upon the acquiring organization being able to obtain the necessary financing to acquire the property within a specified period of time, which, I am informed, is one year or less." Housing Authority Counsel, John E. Sullivan, responded Mr. Bush's understanding is reflected in the Resolutions. Mr. Bush stated he also assumed the Commissioners were aware of the Board of Supervisors' Resolution approving the site and the allocation of the specific funds for the project. Mr. Myers stated the Board of Supervisors Resolution, No. 945-76, would be placed in the record as Owner's Exhibit No. 1.

Mr. Bush continued by introducing Owner's Exhibit No. 2, an amendment to the Board's Resolution, by the Board of Supervisors, approving an addendum to the 1975-1976 Community Development Program, authorizing the use of contingency funds for the acquisition of the International Hotel by the Housing Authority. Mr. Bush stated it is his understanding, for the record, that the total amount allocated is $1,312,000 and that if there are any additional costs involved in the acquisition of the property, the condemning Authority has no surplus funds available.

Mr. Graham stated he objected to this proceeding, in that Mr.

Bush was making arguments and attempting "to prove his case through Counsel Sullivan", that the documents in question "speak for themselves" and that "further discovery should be done independently".

Mr. Bush responded he is trying to ascertain and lay a record as to the facts and conditions under which the property is being acquired. Mr. Bush repeated his understanding of the amount of money allocated to the Housing Authority by the Board of Supervisors, and of the Housing Authority's lack of additional funds for acquisition, and asked Counsel Sullivan if his understanding is correct. Counsel Sullivan responded affirmatively.

Mr. Bush continued by stating he understands that if a complaint in eminent domain is filed by the Housing Authority, and if, within the period of time allocated, one year or less, the tenants association or organization which they intend to form, does not come up with the cost of acquiring this property, that the eminent domain proceeding will be abandoned or dismissed. Mr. Bush asked for Counsel Sullivan's verification and Mr. Graham objected to Mr. Bush's asking questions of Housing Authority Counsel, and suggested that the questions should be directed to the Hearing Officer. Mr. Myers stated Counsel Sullivan has a right to express his opinion.

Counsel Sullivan stated he has explained the terms of the eminent domain act to the Commissioners, that within a six month period from adoption of a Resolution of Necessity, the Commission has options, one of which is abandonment. Counsel Sullivan stated the Commissioners have seen fit to want to review the situation, according to the terms of the Indemnification Agreement, at the end of five months. Mr. Bush asked if this procedure would be for the purpose of determining whether or not, if the necessary financing is not available, to abandon the eminent domain proceedings. Counsel Sullivan stated "no", that the Commissioners will review the situation at that time.

Mr. Bush continued and again asked Counsel Sullivan if it is correct that if the tenants do not obtain the necessary financing to acquire the property, that there is no decision as to what action the Housing Authority would take with respect to an eminent domain proceeding. Counsel Sullivan stated he answered that, and that the Board wishes to review the entire situation at the end of five months.

Mr. Bush, for the record, introduced Owners Exhibits No. 3 through Owners Exhibit No. 19. Mr. Bush then asked Counsel Sullivan if his understanding is correct, that the Housing Authority will not own, operate or maintain the property but would be condemning it to turn it over to IHTA. Counsel Sullivan responded affirmatively. Mr. Bush introduced plaintiff's first witness, Mr. Arthur Gimmy, M. A. I., and stated that evidence would be introduced through questions and answers, with Attorney Duane Garrett questioning the witness. Mr. Bush asked that the witness be sworn in. Mr. Myers did so.

In answering the questions of Mr.Garrett, Mr. Gimmy stated he had been involved in the real estate field since 1955, as an appraiser, a consultant and a teacher, and while with a San Francisco firm, he participated in real estate appraisals in all areas of the City, for public agencies, private institutions, non-profit sponsors, and the Housing Authority. Mr. Gimmy had been asked to make an inspection of the Hotel by the owners, but was refused permission to do so by Mr. Graham. He, therefore, made a study of property transference activity in the immediate neighborhood, within a two block area. Mr. Gimmy stated that such a process is known as "market data or comparison approach" which involves getting information or transactions for properties that have similar characteristics. Such a property was found in the immediate area.

Mr. Graham stated Mr. Gimmy's testimony was irrelevant because the question before the Commission is whether it is in the public interest and necessity to acquire the Hotel. Mr. Graham stated the fact that the owners have an appraisal from several blocks away which "comes up" with a value that is higher has nothing to do with public interest and necessity and that it will unduly prolong this Hearing. Mr. Graham suggested

that questions from the Commissioners would be appropriate but that the procedure currently being used was "totally outside the scope of this Hearing".

Mr. Garrett referenced a section of the Code of Civil Procedure which referred to evidence showing whether the particular property is suitable and desirable. Mr. Garrett stated that his testimony will show that the cost of acquisition will be much higher than indicated by "the Housing Authority's own experts", making the project "unfeasible", and therefore, such testimony addresses the reason the Hearing is being held. Mr. Garrett referenced Owners Exhibit No. 15 and stated that the question of average rental per room would have a bearing on whether the property could be maintained as low-cost housing, "the very issue that is central to this determination."

Mr. Graham stated the Hearing Officer should rule on the issue. Mr. Garrett stated he has been conducting his testimony for "approximately three minutes" while Mr. Graham and his witnesses had just testified for "several hours" on the same type of testimony. Mr. Myers stated he would permit the line of inquiry.

Mr. Gimmy continued to answer the questions of Mr. Garrett. Mr. Gimmy stated his comparisons showed sales in the immediate area ranging from $63.00 per square foot in 1974 to $100 per square foot in 1976. Mr. Gimmy referenced the factors which are used to adjust the valuation of certain properties, and concluded that the International Hotel and the Victory Building together should be appraised at $1,797,685 and that the value of the International Hotel alone should be listed at $1,436,875. Mr. Gimmy stated the appraisal figure for the International Hotel is less than the owner originally paid for the property.

Mr. Gimmy continued by citing a condition known as the "after condition" wherein parcels on a corner are sold, leaving an interior parcel. Mr. Gimmy referred to such a parcel, on the East side of Kearny Street, which, because of its small size has limited potential for future use. The parcel "will be used as a parking lot, if it is not part of the corner" (the Hotel). Mr. Gimmy testified that valuation of the International Hotel should also include severance damages brought about by the "after condition" of the parcel, of $170,910 bringing the total valuation of the Hotel to approximately $1,600,000.

Mr. Gimmy testified that he had seen the Housing Authority's appraisal reports as prepared by Hu and Rezos and that these reports did not take severance damages into consideration. Referring to Owners Exhibit No. 15, a preliminary estimate of costs needed to operate the Hotel prepared by Mr. Gimmy in December, 1976, Mr. Gimmy stated the current rental rates at the Hotel are $45-50 for single rooms and $70 per month for double rooms. Rents in the area are comparable only in buildings operated by benevolent associations which do not charge market rents. Otherwise, Mr. Gimmy testified, the average is $60-$80 per month per room.

Mr. Gimmy stated he had done an alaysis of rental income which would be required to support acquisition of the International Hotel and that he would briefly explain it. Using his appraisal figure of $1,600,000, plus $175,000 for remodeling, (the remodeling costs being taken from the IHTA's own financial estimates), and amortizing the cost figure over a twenty-year term mortgage at ten percent interest rate, the annual payment requirement for principle and interest would be about $205,758. Mr. Gimmy stated that considering the age of the building and the remodeling program, the maximum term any bank would grant would be 20 years, and more likely ten to fifteen years. Regarding the interest rate, Mr. Gimmy said it would more than likely be 12-15%. Regarding taxes on the building, Mr. Gimmy stated in the Chinatown area, the assessed valuation of property generally ranges from 25%-50% of actual value. In his valuation, he had used the current City valuation of $12.82 per $100 of assessed value.

Mr. Gimmy addressed the matter of operating expenses, excluding taxes, and stated he estimates $312,000 per year would be required, including monthly payment of debt service, and using an 80% occupancy rate for the residential portion of the Hotel and 95% occupancy for the commercial portion. In answer to Mr. Garrett's question regarding the source of this $312,000, Mr. Gimmy replied that using a 5% vacancy factor for the commercial portion of the Hotel,"this is higher than estimates made by the appraiser for the Housing Authority", and considering square footage available in the commercial portion of the hotel, $81,948 would be generated and the balance of the amount would have to be derived from tenant income. Figuring a 20% vacancy factor and 105 rooms, and knowing that $230,000 would have to be generated, the average monthly rate per room would have to be no less than $148.40. Said Mr. Gimmy: "It is totally unfeasible in its present configuration." Mr. Gimmy also said it is not likely that anyone would want to pay that high a rent for that building.

Upon further questioning by Mr. Garrett, Mr. Gimmy stated that the $122 per room per month quoted by Mr. Rezos did not include severance damages. In the tenants' financing proposal dated October, 1976, the estimated monthly operating expenses are shown as $48,960, including taxes. Mr. Gimmy stated that based on the low assessed value, the current taxes would amount to over $31,000 which would leave about $17,500 to run the Hotel, "which is totally unrealistic".

Mr. Gimmy testified that the amounts shown in the tenants' financial proposal are totally unrealistic, and would probably be double "or even triple that amount". Mr. Gimmy concluded that the IHTA does not have "a realistic chance" of meeting its expenses.

Acting Chairman declared a recess at 3:45 P.M.

Acting Chairman reconvened the Hearing at 3:40 P.M.

Mr. Myers asked if the Commissioners had questions. Commissioner Jones referred to Mr. Gimmy's testimony regarding comparable sales in the immediate area of the International Hotel, and specifically "Sale No. 2" as indicated in Mr. Gimmy's appraisal report. Commissioner Jones asked if it was true that the Four Seas currently now owns or has contracted to buy that parcel. Mr. Gimmy responded that a group of Chinese businessmen from Oakland have acquired the property and are attempting to find a trade for the owner. Commissioner Jones stated: "I am informed that is not an accurate answer".

Mr. Gimmy stated the Four Seas Investment Corporation has not been able to buy the property and that documents to that effect can be submitted to the Commission, if desired. Commissioner Byrnes asked what "a trade" would indicate. Mr. Bush explained that in many cases, people sell large properties to avoid capital gains taxes. The people buying this particular property are attempting to find another property of equal size that the previous owners can take in trade. This type of transaction is done frequently, "and it does not, in any way, involve Four Seas". Mr. Gimmy stated that Mr. Hu, in his appraisal report,made the same statement.

Mr. Bush introduced his next witness, Mr. Leo Gosliner, and asked that he be sworn in. Mr. Myers did so and the proceeding continued by questions and answers. In answering questions of the Four Seas Attorney, Mr. Gosliner stated he was experienced in estimating costs of repairing and rehabbing buildings, through his association with the construction business since 1928, and had done work for the Housing Authority, and is currently working with Marquis Associated for the Housing Authority's Hunters Point program.

Mr. Gosliner stated he had inspected the International Hotel on four occasions since 1969, the most recent being December of 1974. He had been informed by Attorney Bush that inspection of the Hotel would not be permitted by Mr. Graham, but based on his prior inspections, and based on his review of Owners Exhibits Nos. 9 and 10, and of the code violations as cited by the Department of Public Works, Mr. Gosliner estimated it would cost $75,060 to alleviate the fifteen violations. Mr. Gosliner then itemized the costs making up the $75,060. The written itemization of the costs was introduced as Owners Exhibit No. 20.

When asked if in his prior inspections, Mr. Gosliner noted any additional code violations, Mr. Gosliner quoted from the San Francisco Housing Code Section 503.1.A regarding the number of water closets required per floor and per number of occupants. Mr. Gosliner, under questioning, estimated the additional facilities which would be required to bring the building up to that code would cost $50,000. Mr. Gosliner stated his estimate of the number of facilities required is based on his memory as he was not allowed to inspect the building.

Mr. Gosliner then answered questions regarding the interior corridors of the Hotel and the difficulty tenants have in gaining access to fire escapes. Mr. Gosliner stated some adjustments have been made by the tenants and that apparently the City has allowed the adjustments.

Mr. Bush then referred to earlier testimony regarding the rehabilitation of brick buildings, "similar to those in Ghiradelli Square" and asked if Mr. Gosliner had ever been involved in such a project. Mr. Gosliner stated he had and that some $2 Million dollars was spent on the seismic rehabilitation of the buildings in Ghiradelli Square in addition to building new portions to each of the buildings. Mr. Gosliner then stated that to bring the Hotel up to Building Codes, the structure would have to be completely reinforced, and that, to his knowledge, no seismic study had been done on the floors of the building. Mr. Gosliner estimated it would take over $500,000 to seismicly rehab the International Hotel.

Commissioner Byrnes asked how Mr. Gosliner could know if any of the violations in the hotel had been corrected if he had not inspected the building since 1974. Mr. Gosliner replied that he was relying on letters from the Building Inspectors Department written as late as November, 1976 and that by that time, none of the corrections had been made.

Commissioner Wallace reiterated Commissioner Byrnes' question to confirm if Mr. Gosliner was basing his statements on a 1974 inspection of the Hotel. Mr. Gosliner answered affirmatively, in addition to the 1976 letters he referred to and his knowledge of San Francisco Building Codes.

Mr. Bush stated he had concluded the presentation of the owners and that he would rely on the fact that all documents presented by the owners were in evidence.

Commissioner Jones again addressed the question of "Sale No. 2" and asked for Mr. Garrett's assurance that the Four Seas Corporation is not presently negotiating "for a swap" for tax benefits. Mr. Bush stated the Commissioner did have his assurance. Mr. Bush then introduced Mr. Jack Wong, Secretary of the Four Seas Corporation, "who will testify under oath that the Fours Seas Corporation has no interest in that property and is not presently negotiating for the property."

Mr. Myers stated he would re-open the owner's testimony for the purpose of swearing in Mr. Wong and receiving his testimony. In

answering the questions of Mr. Bush, Mr. Wong stated he has been the secretary of the Four Seas Corporation since its inception in July, 1973, and that he has present knowledge of the negotiations of the Four Seas Corporation to acquire certain property in San Francisco. Mr. Bush asked Mr. Wong, "under oath", if Four Seas Corporation has any present interest, either as an owner or party negotiating with the present owners of the property referred to in the subject document as "Sale No. 2". Mr. Wong responded the Four Seas Corporation has no plans to acquire the property. Commissioner Jones thanked Mr. Wong for his testimony.

Mr. Myers asked if the Commissioners had questions for Mr. Wong or Mr. Bush. There were none.

Mr. Myers then asked for rebuttal. Mr. Graham addressed the Commission, said he would not call any additional witnesses and referred to the severance damages as mentioned by the owners' witness. Mr. Graham stated that Four Seas states it has a right to severance damages because they own the property next to the International Hotel. Mr. Graham stated Four Seas acquired the Victory Building after eminent domain proceedings were contemplated, that the Victory Building transaction was not closed until this summer and implied that the transaction may have been a way to inflate the value of the International Hotel. Mr. Graham stated the appraisals of the Hotel ignore the "most important fact", the tenants association and its support in the community to oppose the eviction. Mr. Graham stated the appraisals do not consider the fact that tenants are in residence, and that if this had been considered, the market value of the Hotel would be considerably less.

Mr. Graham stated the previous owners of the Hotel had had difficulty selling the hotel and had finally done so for $815,000 just two or three months before Four Seas "came into the picture" and suggested Four Seas is trying to double the price in three years, at the expense of the tax payers.

Mr. Graham referred to Mr. Gimmy's testimony regarding interest rates that would be required to finance the Hotel. Mr. Graham stated that Mr. Gimmy has not seen plans for the Hotel, and that Mr. Gimmy does not know how it can be divided up. Mr. Graham stated HUD grants can be obtained at 4% interest. Regarding Mr. Gosliner's testimony, Mr. Graham stated Mr. Gosliner's testimony is "biased" as he was the Mayor's witness in the trial attempting to justify eviction of the tenants. With reference to Mr. Gosliner's testimony, Mr. Graham stated his "lack of knowledge is immense", that when Mr. Gosliner visited the Hotel, it was for one or two hours, "a walk through", and that Mr. Gosliner is "just assuming" the tenants have not done any repair work in the Hotel. Mr. Graham stated that in the interest of time, he felt his experts had presented adequate testimony and it would not be necessary to "go back to the same testimony".

Mr. Bush opened his rebuttal by stating that he considered Mr. Graham's remarks as "argument", not evidence. Mr. Bush referred to Mr. Graham's statement that the Four Seas Corporation acquired the Victory Building after it knew of the eminent domain proceeding. Mr. Bush stated the contract of purchase that the Four Seas Corporation entered into with the previous owner of the Victory Hotel was dated February, 1974. Said Mr. Bush: "Is your testimony then that the Four Seas Corporation knew in February, 1974, when it negotiated to buy this property for $400,000 that the Housing Authority, two years later, would be instituting eminent domain proceedings?" Mr. Bush stated Mr. Graham would have to say "no". Mr. Bush, then, for the record, presented a copy of the purchase contract which was received as Owners Exhibit No. 21.

With respect to the existence of a tenants association depressing the market value of the Hotel, Mr. Bush stated "this may well be true". Mr. Bush continued by stating that if so, then the tenants are "violating the law" as the owners have a valid court order to evict them and the tenants have refused to leave. With respect to "the alleged motive for making a tremendous

profit on the Victory Hotel", Mr. Bush stated the evidence will show a price of $382,000 was paid, $22,000 over the owners' appraisal of the present value of the property, so that "the profit motive worked in reverse".

Mr. Bush stated that with respect to Mr. Graham's comments about the previous owner's efforts to sell the Hotel, the IHTA came into existence in 1972 after the three year lease had terminated with the predessor group, with the understanding that a one-year lease would not be given to the IHTA because the previous owner wanted to tear down the building. The IHTA had said that if given a sufficient amount of time, they could secure funds to purchase the property at between $800,000 and $850,000. Mr. Bush stated that at the end of the year, the tenants had been unable to show evidence of funding, so the building was put on the open market and acquired by Four Seas in October of 1973. So, concluded Mr. Bush, the reason the property was not sold during that period of time was to give the tenants an opportunity to purchase the building.

Mr. Bush stated that it appeared easy for Mr. Graham to "impugn the integrity" of Mr. Gosliner, and referred to Mr. Graham's statements that Mr. Gosliner was "biased". Mr. Graham had mentioned earlier that Mr. Gosliner had an interest in the property he was appraising. Mr. Bush stated that Mr. Gosliner's response to the question, at the trial, had been that his firm "is always interested in accepting business". Mr. Bush stated Mr. Graham's statements represent an "unfair attack" on the character of Mr. Gosliner.

With reference to Mr. Gosliner's inability to inspect the property, Mr. Bush stated that as a courtesy to Mr. Graham, and as the owner of the builidng, he had requested permission to enter the building, but was denied permission by Mr. Graham. Mr. Bush implied that presumably, Mr. Gosliner's inspection would have supported Mr. Graham's statements regarding the condition of the building, if there "was nothing to hide".

Mr. Bush referred to IHTA's financing proposal dated October 6, 1976, and to the target dates contained therein, and stated he "ventured none of those targets have been met and probably never will." Mr. Bush referred to Mr. Graham's earlier comments regarding the bathrooms in the International Hotel being adequate for the time being, and stated that, in effect, Mr. Graham is telling the tenants to ignore the building codes for the City. Mr. Bush concluded by stating that people are governed by laws and therefore, building codes should be honored.

Mr. Myers then declared a recess to allow Counsel for the IHTA and Counsel for the Four Seas Corporation time to review the documents which had been submitted into evidence.

The Hearing was reconvened and Mr. Myers referenced the members of the audience who had indicated a desire to speak to the Commission. Counsel for both the owners and tenants agreed that each name should be read into the record with an indication as to whether the person wished to speak for or against the issue. The names were read into the record and a show of hands indicated that six members of the audience still wished to address the Commission. Mr. Myers instructed those people to approach the podium, and stated that each would be given a total of three minutes to make a presentation.

Mr. Alex Esclamato, Publisher and Editor of the Philippine News, addressed the Commission, referenced his credentials, and stated that he feels he will manifest the sentiment that is shared by a majority of the leadership in the Philippine/American community on this issue.

Mr. Esclamato stated he is not appearing on behalf of either side's position, but that it is the feeling of the Philippine/American leadership that the issue is very important to that community, which "is the fastest growing ethnic group in the area." Mr. Esclamato stated the International Hotel has social and moral implications and should be retained as a symbol of the historic fight of the Philippine/American for recognition as well as "expressing the gratitude of the community for the pioneering work of our senior citizens". Mr. Esclamato stated the Hotel has become a landmark to a time when Philippine/Americans had no place to go.

Mr. Esclamato stated that the various organizations he represents are willing to "lend every assistance" to retain the identity of the Hotel as a symbol and landmark of the progress of the Philippine/American pioneers. Mr. Esclamato stated that an open commitment can be made if the tenants and the interested groups work cooperatively to retain the identity of the Hotel.

The second speaker, Mr. George Lee of Ping Yuen, referenced the Board of Supervisors' Resolution, the Finance Committee of the Board of Supervisors' actions, and the Housing Authority's Resolution. Mr. Lee stated: "It comes to you now, buy it and be quick about it,...no delaving action,...no funny business, please."

The third speaker, Mr. Bill O'Dea, speaking for the Revolutionary Student Brigade, and a representative of Youth in Action, stated students know what it is like, that they have organized in the high schools of the City to support the IHTA, that the tenants are "standing strong and we support them". Mr. O'Dea stated many families face the same kind of housing conditions, many people have no jobs, and that "when it comes to a fight for what we need, we stand really strong behind the International Hotel tenants."

The fourth speaker, Mr. George Williamson, stated American has enough buildings, that we do not need more of what we have, we need a new age of technology and new economic systems. Mr. Williamson commented on the rents charged at the International Hotel, the possible increase in rents, and stated: "I am raising the price, I don't think you have to get everthing for a cheap price."

Mr. Gerry Borneo, Coordinator of the West Coast Confederation of Students, stated he speaks for some twenty-five colleges, unions and groups on the West Coast, and stands "in concert with the sentiments and demands of the tenants involved".

Mr. Vernon Baum of the May First Workers Organization, stated that in the interests of time, he will speak on behalf of numerous organizations. Mr. Baum stated the reason the group joined this fight and joined the tenants of the International Hotel was because they feel the question of housing is an important issue to all working people and to the International Hotel tenants. Mr. Baun referred to the elderly retired people in the City and asked where they were going to go. Mr. Baun stated his groups had taken the issue to the working people of San Francisco and the Bay Area, they had passed out leaflets, and had visited several housing projects. He stated the working people built this country and yet, "when we are old we are no longer important, we have reduced incomes, we can no longer spend our money, we can no longer pay for housing." Mr. Baun stated "somebody is going to suffer". He continued by saying that the matter had become a symbol throughout the country and the Bay Area. He concluded by stating that the working people of the Bay Area "know what is going on", that it is a very important issue to them, and "we are going to continue to organize"..."It is our class against parasites like the Four Seas..."

Mr. Emil de Guzman addressed the Commission and stated he is the Secretary for IHTA, that the tenants in the past eight years have faced "many very difficult, almost impossible problems." Mr. de Guzman referred to earlier testimony that the Hotel had been a slum, and stated the tenants have "turned it into a place where people have dignity, honor and power." Mr. de Guzman stated that in eight years, the people who live in the Hotel have made many

friends, and many people have come to their support. Mr. de Guzman stated the question of low-income housing speaks to not only the tenants of the Hotel, but to all people of the Bay Area. Mr. de Guzman asked that the Commission meet the demand of the tenants, so that the tenants will have the opportunity to prove, "the way we have the last eight years, that we will survive because of our own self-reliance as a community." Mr. de Guzman stated "we don't have a lot of money, the only thing we can show you is our work." Mr. de Guzman concluded by stating: "We can build on what we have."

Mr. Myers asked for closing remarks by Counsel for the tenants and Counsel for the owners.

Mr. Graham addressed the Commissioners and stated he would be brief as the record of necessity for this use is fully documented and has long been the concern of the Human Rights Commission. Mr. Graham referred to the housing crisis in San Francisco and the fact that the City would have to pay four times as much money to obtain the same number of housing units as in the International Hotel. Mr. Graham stated the IHTA will find the money to purchase the Hotel, that it is an innovatinve proposal which has a tremendous support of groups throughout the City.

Mr. Graham stated an affirmative vote on the Resolution in question is one that the Commissioners could make in good conscience. He stated the IHTA has prsented a proposal which will "protect" the Housing Authority, and that the Housing Authority has control in that if progress in securing funding is not made by the IHTA, or "even if you change your mind", within the specified time period, then the Housing Authority can initiate a suit. Mr. Graham stated he understands the concerns of the Commissioners regarding money not being taken from existing public housing projects, but that IHTA will work with the Public Housing Tenants Association, and the Hunters Point tenants "to have a force across the City that will work on behalf of more housing for low-income people." Mr. Graham stated an affirmative vote would help the movement for more low-cost housing.

Mr. Graham stated that he had originally understood that passage of the Resolution would require a two-thirds vote of the Commission, four votes, but that now it appears the Resolution will require five votes. He urged the Commissioners not to put down the "progressive force" because of the "reservations of one Commissioner". He stressed the importance of a unanimous vote, and asked that an eminent domain action be filed "immediately" so that "we can continue to hold off eviction while you are securing title". Mr. Graham referred to the testimony of several of his witnesses, and stated that the Commissioners can "feel secure" that their testimony would support the record, should there be any challenges.

Mr. Graham stated that the Four Seas Corporation will be protected also, as "they will get their money" as required under the State Constitution, and the money "is all they are talking about". By comparison, stated Mr. Graham, IHTA feelsthe Hotel is a "tremendous source for the public good. We appreciate your taking the time today,...and we ask for an affirmative vote."

Mr. Myers reiterated Mr. Graham's conclusion regarding the number of votes required for passage of a Resolution. Mr. Myers stated the matter had been confirmed with the Attorney General's Office. A two-thirds vote of the Commission is required and the Housing Authority is a seven-member Commission, therefore, five affirmative votes are required.

Mr. Myers asked for closing comments by Counsel for the Four Seas Corporation. Mr.Bush stated that Mr. Garrett would make the statement.

Mr. Garrett cited a Section of the Code of Civil Procedure which sets forth one of the conditions to support a finding of public necessity. Regarding the suitability and desirability of the property, Mr. Garrett stated his witnesses had addressed that issue in testimony. Mr. Garrett again quoted from the Housing Authority's appraisal of the property, by Philip Rezos, statements which described the building as "nearly 70 years old" and "an income and expense analysis indicates clearly that this is an economically unfeasible operation. The building has reached the end of its useful life and should be razed."

Mr. Garrett referred to the same appraisal and quoted "...the income analysis based on the financial statements of the International Hotel Tenants Association indicates a negative cash flow of $3,402.41. That is, the property is being operated at a loss even with unpaid hotel management and help. The estimated value based on estimated income and expense of $221,500 is far below the value of the land alone."

Mr. Garrett suggested the Commission has to "think very long and very seriously about overriding the recommendation of one of the experts employed by the Authority." Mr. Garrett stated he did not want to categorize testimony of any witnesses, but the only witnesses who spoke to the issue of financial viability of the IHTA, other than the availability of loans, was Mr. Hoenig, who is not an M.A.I., but a real estate investor and accountant. Mr. Garrett stated his appraisal of the property was based on an estimate of the assessed valuation of the property. Mr. Garrett stated that the Commissioners' own knowledge should tell them that assessed valuation in San Francisco has no relationship to the actual value of the property. Mr. Garrett pointed out that the Housing Authority appraisers, Hu and Rezos, arrived at a figure "substantially in advance of the $949,000 used by Mr. Hoenig".

Regarding IHTA's statement of estimated income and expense, Mr. Garrett recalled Mr. Gimmy's testimony that "item by item" the estimates are "totally unrealistic and impossible". Mr. Garrett referenced IHTA's estimate of operating expenses, $48,960 before debt service, and stated the current real property taxes alone are in excess of $31,000. Mr. Garrett referred to IHTA's estimate of 97% occupancy of the residential portion and 100% occupancy of the commercial portion of the Hotel as "unrealistic" and stated that Mr. Gimmy had "completely invalidated" the figures proposed by IHTA, including that of the figure quoted as necessary for insurance of the Hotel.

Mr. Garrett stated Mr. Gimmy's testimony could be characterized as "very conservative", and asked what proof the Commission has of the workability of the program, "none". Mr. Garrett stated the Commissioners have only to look at Mr. Gimmy's testimony and the appraisal reports of Hu and Rezos to see what conclusion they must reach.

Mr. Garrett recalled Mr. Gimmy's testimony regarding the proposed project as "unrealistically favorable to the tenant association". Even with that, stated Mr. Garrett, the likelihood of securing 80% financing for the project is remote, and as Mr. Gimmy had indicated, a bank would probably only grant a fifteen-year loan.

Mr. Garrett stated "much had been made" regarding Mr. Gosliner's inability to recall the condition of the Hotel. Mr. Garrett said that the Gosliner testimony was based on the tenants' own figures, and not Mr. Gosliner's memory. Mr. Garrett stated the tenants' proposal estimated the cost of refurbishing the building at between $150,000 and $200,000. Mr. Garrett stated the refurbishing would cost an additional $500,000. Mr. Garrett reiterated that Mr. Gimmy's testimony was based on the tenants' figures, and continued by referencing the rental income which would be required from the commercial portion of the building. Using the figures of the Authority's appraisers, $230,000 would be required monthly in addition to the rental income from the residential portion to operate the Hotel.

Mr. Garrett continued to cite discrepancies in the figures between IHTA's proposal and the conservative estimates of Mr. Garrett's witnesses, and concluded that the project simply is not feasible. Mr. Garrett stated that he realizes that this is a "very difficult decision" for the Commissioners, that he is not trying to indicate that it is easy. Mr. Garrett stated the Commissioners have to look at the law and apply the law to the question of necessity. Said Mr. Garrett: "This proposal is pie in the sky and no amount of wishing will make it a viable project". Mr. Garrett stated he knows it is not easy for any one of the Commissioners "given the public pressure", to take this action, but that the Commissioners have to honestly be able to ask themselves if this is a realistic proposal, if not, "...you are only going to be creating a false level of expectations on the part of these people that is going to cause greater damage still." Mr. Garrett reminded the Commissioners they will have to face the same situation in six months.

Mr. Bush stated that, for the record, his staff member had arrived with a true copy of the purchase contract for the Victory Building dated April 26, 1974, and asked that it be marked Owners' Exhibit No. 21, which had been indicated earlier by Mr. Myers. Mr. Bush then stated that what had struck him, and surely the Commissioners, was that it is hard to believe that the Tenants' Association does not have records of who is in the building. Mr. Bush stated that when a party fails to produce evidence, the jury is instructed that it is presumed to be adverse. Mr. Bush stated the owners had produced rental records from July, 1975 through December, 1975, and asked if the Commissioners believe the tenants "ceased keeping records". Mr. Bush stated he believes rental records would have shown a minimal rate of occupancy in the building, and that failing to produce records is not the proper vehicle to solve the problem.

Mr. Bush referenced the age of the Hotel, and that if the Authority were acquiring new units through a "true eminent domain action," which would be operated by the Authority, then the property owners would have "very little chance resisting it". Mr. Bush stated, this is not a true eminent domain, it is a political solution to a problem which is dependent upon the tenants arranging financing "to make the thing fly". Mr. Bush referenced Commissioner Wallace's questions regarding the state of the commitments and the answer which was "we have commitments". Mr. Bush stated that if the Commissioners look again at the proposal, the commitment is based on a letter dated August 11, 1975 from the Campaign for Human Development, and that there is no way to know if the commitment is still valid.

Mr. Bush quoted from the letter in which a statement was made that a signed contract would be mailed to IHTA, and stated that there is no evidence indicating the contract had ever been signed. Mr. Bush addressed the matter of suitability, desirability and usefulness and stated that the evidence indicates that the building has been declared a public nuisance, Mr. Gosliner had testified it is seismicly unsafe and Mr. McBride had testified to the contrary. Mr. Bush stated that Mr. McBride did not qualify that he was an engineer, and Mr. Gosliner testified as to the amount of money required to rehabilitate the Ghiradelli Square project. Mr. Bush stated the tenants association should produce evidence as to the possibility of making the building safe.

Mr. Bush suggested the Commissioners again look to the tenants' proposal and to the "many hopes" expressed in the agreement. Mr. Bush said the Commissioners were told it may be necessary to make it a profit venture, then were told it will be non-profit. The Commissioners were told MESBIC can be formed and that this corporation will have $170,000 at its disposal, that two-to-one matching funds can be obtained from the government to equal a total of $510,000. Mr. Bush stated that no where are the Commissioners told that the law restricts the investment than can be made by such a corporation to an investment of 20% of the private capital.invested in that corporation. That means that one-fifth of the $170,000 can be allocated. Mr. Bush also pointed out a discrepancy in the amount of money that could be guaranteed by the Small Business Administration, if at all.

Mr. Bush stated he does not like a law suit anymore than anyone else, but he objects to a proposal being made and "presented to this body" which raises "false hopes for the tenants". Mr. Bush asked, "what if the jury comes in at \$1.5 Million or \$1.6 Million, where is the money coming from?"

Mr. Bush stated that while the owners sympathize with the tenants, "we do not think it is the most suitable use of this property". Mr. Bush concluded by saying that if the Housing Authority were to obtain the property and put up new and safe housing, it would be different, but that it should not be used under the terms and conditions currently under consideration.

Mr. Myers stated his presence as Hearing Officer had concluded and the meeting would be turned over to the Acting Chairman. Acting Chairman declared a five-minutes recess, at 6:25 P.M.

Acting Chairman reconvened the meeting at 6:30 P.M., repeated the steps necessary for a finding of public necessity. Acting Chairman then called for a vote of the Commissioners.

Commissioner Ubalde stated: I need to make a comment at this point. I honestly feel that after hearing the statements, testimonies and summaries of both Counsel, there is no doubt in my mind that the biggest question we raise is the question of finance. In regard to the specific thing, the public interest in regard to the proposed project, the greatest public good and the least private injury, the necessity, there is no doubt in my mind, and it is clear in my mind that those specific things are affirmative. So, with that in mind, I would vote affirmative to the question.

Commissioner Wallace stated: Madame Chairman, I am sure a lot rests with what I am going to say, it will ease the way I vote, the way I feel. And right now, I feel a whole lot of anxiety and I feel depressed, because it appears to me that when it comes down to poor people, and I have heard a lot of that here, since I have been poor all my life and for the last eight years I have lived in public housing, I don't have to ask not one tenant in the audience today about public housing, and about being poor. I don't think there is anything you can tell me about it. But I want to clear up some things in my mind as to how I feel and where I come from and I want each one of you to know, that I have been with a lot of people on a lot of things, but it disturbs me, coming to a Hearing of this nature, and hear everybody talk about where the Blacks are, where this one is and where the other is.

It is very strange to me that in 1972, leading up to now in 1976,.. in Hunters Point particularly because that was raised earlier, was about to be demolished, I don't recall one time, yet I heard Mr. Graham or somebody else state very clear they had leafleted Hunters Point. You weren't there and I was there. I spent some restless nights and some restless days because I knew poor people, at that time, and particularly Blacks, were being put outdoors, and there is still that whole thing about where TPP is. You can't understand how I feel with what I am about to say because you have made some statements about how you are going to do, and pledges. We pledge allegiance to the flag, day after day, and yet people turn around and burn it. I have a problem with that. I have a problem with people telling me about pledges and what they are going to do. I would hope that when you talk about a homemaker, I am the Mother of two children and I am the head of my house, and I take care of them, so I understand the real issues of being the head of a house, and I understand being poor.

But the one thing that I do know is that when I leave this room this evening, I plan on being able to sleep and live with me. I don't cast my vote based on anybody on this Board, I have to deal with Cleo. That's where I come from, strictly from the guts, from being poor, and I have to tell you how I feel. I don't like anybody using us, and I think a lot of games are going on, and I don't like to be used as a tool. But if it is your desire to have the International Hotel stay where is it, and if you can live with it, rest assured I can too. And along with that, might I say the struggle has just begun. So when you sit here today, don't be too pat when you sit here and

say that we are with you. I think the International tenants ought to stop and think about who's with them, how long, and what is the motive. I have grave concerns when people make very clear statements, "I am with you" and "we pledge". With all of that pledging, no dollars are in the bank. You know, it is very easy to get verbal and say what you are going to do, but the real issue is the money.

My vote is one some conditions, very clear, not one dollar coming from the tenants presently in public housing, basically, because they put a resolution and that body stated very clear that they do not want that to happen. So with that in mind, I vote that you may have the International Hotel, and I will agree, Madame Chairman.

Commissioner Ergina stated: I vote in the affirmative.

Commissioner Jones stated: I would like to make some comment. I first would like to say that those who hissed during the process could have cost a decision in favor of those who are in the International Hotel, from the comments that I hear. I also hope we heard, loud and clear, the message of Mrs. Wallace, that we should be equally concerned with all minorities and all poor people when they are facing eviction. What I am going to state, the first part, has no bearing on my decision. I do not wish to sound as a pure moral spokesman as I have a great deal of guilt about myself, in the sense that I am supporting with my taxes brutal dictatorships all over the globe, but I am concerned that the interest of corporations, such as Four Seas, which have been characterised, and if I am wrong, I stand to be corrected, as foreign capital interests of a repressive regime should be considered ahead of the housing needs of our own citizens.

In casting my vote, now this that I am saying, has a direct bearing on my decision. I am voting yes. I do not wish to see elderly tenants evicted, although I am deeply concerned that this is another instance that people's hopes are raised only to be dashed down again in the future. I say this because there are many areas in initial negotiations that seem have not been adequately thought out and to this day, remain unresolved in my mind, such as the financing for the operation and the maintenance of this project. The funds, as the Community Development Plan is written, according to my interpretation, cannot come from the City, nor can they come from the Housing Authority, as additional funding, because of HUD regulations. I strongly feel that the funding is the City's responsibility, and I urge the administration to accept responsibility for the funding. I would like to say for the moment, too, I am not reflecting on those that represent Four Seas, because, as I say, I don't stand guiltless either, but I did feel I needed to make that comment about Four Seas Corporation.

My yes vote is cast on reliance on the following; the opinion of the City Attorney that the proposed project is legal in all respects, number two, the statement by the Mayor's Office and the Board of Supervisors, that his office does not necessarily anticipate the return of the CDC, or all the Community Development Funds, and that those funds will be available to the Authority, in the event that it is required to respond to the damages which I foresee by the Four Seas Corporation, which I have heard could go as high as $150,000, and that there are not sufficient funds, in case that there are not sufficient funds, in the indemnity as provided by IHTA to pay the bill, and I do not wish to see this come, not one penny of it, from already existing tenant projects and services which are already grossly inadequate and are a reflection on our society at large.

Lastly, that the project as presently constituted is recommended by the Board of Supervisor and the Mayor, and as I understand, the Human Rights Commission, the Redevelopment Agency and other agencies in local government. Under those conditions, I cast an affirmative vote.

Commissioner Byrnes stated: I, too, have some unresolved issues in my mind, specifically about the problems of the financing, but I am casting an affirmative vote because I believe in it.

Acting Chairman stated the motion is passed and asked for a motion directing Counsel to file an eminent domain action as soon as possible, and also to prepare a resolution for signature immediately.

Commissioner Ubalde moved the order so stated. Commissioner Wallace seconded. Unanimously carried.

For purposes of the record, the following is the official vote of the Commission:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Rev. Jim Jones		Mr. Martin Helpman
	Rev. Dr. A. C. Ubalde, Jr.		

Acting Chairman declared the meeting adjourned at 6:45 P.M.

PLEASE NOTE: THESE MINUTES ARE NOT TO BE CONSIDERED THE OFFICIAL TRANSCRIPT OF THE PUBLIC HEARING. THEY ARE INTENDED FOR THE USE OF HOUSING AUTHORITY PERSONNEL AND THOSE ON OUR MAILING LIST. FOR THE OFFICIAL TRANSCRIPT OF THE HEARING, CONTACT:

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Acting Chairman

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Secretary

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